
Appeal Decision

Site visit made on 19 June 2020

by J Williamson BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 July 2020

Appeal Ref: APP/M3455/D/20/3244439

37 Berwick Road, Sneyd Green, Stoke-On-Trent ST1 6ER

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Poole against the decision of Stoke-on-Trent Council.
 - The application Ref 64410, dated 23/08/2019, was refused by notice dated 11 November 2019.
 - The development is erection of 900 mm timber fence panel on top of existing boundary wall, increase in height of brick piers by 900 mm and new timber gates.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I have removed the words "retrospective application for the" from the description of development as these do not describe development. I observed that the development has been undertaken and I have dealt with the appeal on this basis.

Main Issues

3. The main issues are the effect of the development on the host property, street scene and character and appearance of the area, with particular regard to siting, design and size/scale.

Reasons

4. The site comprises a detached, two-storey dwelling located on the north-eastern side of Berwick Road, where there are residential properties either side of the street. Notwithstanding a difference in ground levels between the properties on the respective sides of the road, the street has a uniform appearance, with the dwellings following a fairly uniform set-back distance and front building line. There are tree-lined grass verges either side of the road with pavements located between the verges and the front boundaries of the properties. Of particular note is the similarity of the front boundary treatments of the properties on the street, which are predominantly low level, dwarf walls, some have low level railings on top and a few have hedges behind. Vehicle and pedestrian access points have posts not much higher than the front boundary treatments and most access gates are steel railing style.

5. The low level, small-scale nature of the front boundary treatments result in their being an open, welcoming relationship between the front of the dwellings and the street.
6. In contrast, the development has installed timber fence panels above the existing front and side boundary walls, raised the height of the brick piers at 2 front access points and, except for a trellis strip across their tops, installed solid timber gates at both access points. The heights of the front boundary treatment, posts and gates are around twice that of those of most properties on the street. The development reverses the open, welcoming relationship with the street, by enclosing the site at the front and blocking the ground-floor level of the dwelling from view.
7. The development has therefore significantly, and detrimentally, altered the relationship between the host dwelling and the street scene. Consequently, due to the siting, design and size/scale of the boundary treatments, piers and gates, I conclude that the development significantly harms the host dwelling, street scene and character and appearance of the area.
8. As such the development does not accord with Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (2009), guidance in the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Supplementary Planning Document (2010) or paragraph 127 of the National Planning Policy Framework. These policies and guidance collectively, and among other things, require development to be well designed, be sympathetic to and respect the character of the local area, contribute positively to an area's identity and avoid the use of less robust materials such as close boarded timber fencing on boundaries adjacent to streets.

Conclusion

9. In light of the above, I conclude that the appeal is dismissed.

J Williamson

INSPECTOR