
Appeal Decision

Site visit made on 12 October 2020

by Steven Rennie BSc (Hons), BA (Hons), MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 October 2020

Appeal Ref: APP/V1260/D/20/3252886

65 Melbury Avenue, Poole BH12 4EL

- 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 Adriyan Markov against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref APP/20/00273/F, dated 3 March 2020, was refused by notice dated 23 April 2020.
 - The development proposed is to erect a 6ft high fence around the property front boundary.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The proposal is for a front boundary fence on top of the low brick wall to this corner plot house (including fence gates for vehicular access), which would be built up to 2m in height in total. The existing wall and fence is significantly lower than this and maintains a relatively open frontage. This is in keeping with the street scene for both Melbury Avenue and Cranbourne Crescent, which is characterised by a mixture of low wall and fence boundaries. There are some higher hedgerows to some front boundaries which does mean that these frontages are less open, but this vegetation also contributes positively to the street scene as a form of natural landscaping.
4. The proposal, however, would screen much of the frontage of the house from the street, but would not have the visual qualities of a high hedge or other forms of natural landscaping. The high fence above the wall to a height of up to 2m across much of the front boundaries would be a stark and oppressive boundary treatment within a prominent corner position within the street of Melbury Avenue. It would be out of keeping with the prevailing character of the low boundary treatments or landscaped front boundaries to the extent that it would appear as an incongruous feature to the detriment of the visual qualities of the area.

5. I recognise that the existing fence is in a state of repair that the appellant considers needs replacing, but this could be similar to the existing in terms of height. I understand that there may have been issues of litter being dropped over the existing fence, but there is no substantive evidence that this is a common or particularly severe issue or that there are other security/safety matters which need addressing with a high and solid wall and fence.
6. For these reasons, the proposal would be harmful to the character and appearance of the area, thereby being contrary to Policy PP27 of the Poole Local Plan (November 2018), which seeks to require all development to reflect local patterns of development and be of a good standard of design, amongst other things.

Conclusion

7. For the reasons outlined above, and in considering all matters raised, the appeal should be dismissed.

Steven Rennie

INSPECTOR