
Appeal Decision

Site visit made on 25 August 2020

by S A Schinaia MSc EngD FGS

an Inspector appointed by the Secretary of State

Decision date: 1st December 2020

Appeal Ref: APP/L2630/W/20/3251372

4 Green Fall, Poringland NR14 7SP

- 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 Mrs Maria Norton against the decision of South Norfolk District Council.
 - The application Ref 2019/2417, dated 26 August 2018, was refused by notice dated 28 January 2020.
 - The development proposed is described as: 'Erect access gates at the front of the property. They would stand at 170 cm.'
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Decision

1. The appeal is allowed and planning permission is granted for the erection of the access gates at the front of the property at 4 Green Fall, Poringland NR14 7SP in accordance with the terms of the application, Ref 2019/2417, dated 26 August 2018.

Procedural Matters

2. Wooden gates have been erected and are in accordance with the submitted photographs and site layout.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the street scene.

Reasons

4. The appeal site is a two-storey detached house within a relatively short residential road in Poringland. The surrounding area is characterised by detached dwellings of varied styles. The boundary treatments and house entrances of the dwellings are characterised by a mixture of materials, vegetation and design.
5. Some of the boundary treatments, especially on the southern side of the close, have high hedges that function as green walls leading to open entrances to the houses. Other boundary treatments lead to metal or wooden gates that allow visibility through to the residential gardens. The road leads to a field surrounded by trees and hedges and, therefore, the street scene has a suburban character at the entrance which turns more rural towards the south side and its inner end.

6. The gates are made of dark brown wooden panels. In terms of materials, design, colours and size, the gates have certainly an assertive appearance. However, such an appearance is not different from the imposing presence of the high hedges and high walls along both sides of the road, including those with open entrances, which have a layout that would appear to have been designed to provide privacy.
7. The gates, due to the choice of wooden material with a natural dark colour combined with the vegetation grown along the property boundary, are more consistent with the rural scene at the end of the road than the open suburban character at its entrance. Therefore, the gates certainly have a heavy appearance in the immediate vicinity, but not to the point of altering an already mixed and transitional suburban and rural character and appearance of the street scene.
8. I accept that no other residential properties in the surroundings have the exact features. However, I do not consider the traditional Victorian style and consequently the size of the post box to be an alien feature in the street scene, as it can be barely seen between the gates' frame and the vegetation.
9. Therefore, I conclude that the scheme is not detrimental to the character and appearance of the area and the street scene and, as such, is not in conflict with Policy 2 of the Joint Core Strategy and Policy DM3.8 of the South Norfolk Local Plan, which seek to achieve a high quality of design for all development, creating a strong sense of place with visually attractive frontages.

Other Matters

10. I have had regard to the potential to reduce the availability of car parking caused by the presence of the gates and the fact that no allowance has been made to keep wheelie bins overnight for waste collection. However, the Highway Authority has not objected to the development or suggested specific conditions on the layout of the wooden gates and the property entrance. Also, I am not persuaded that a condition on the development would address the issue of parking availability along the road, because the evidence suggests that several cars were parked along the road at different times and not all of them belong to the appellant.
11. I have considered whether a condition to set back the gates to allow space for waste bins on the day of collection is needed. However, this is not necessary as the gates can be left open at the appropriate time for bins to be collected without the need for them to be placed on the pavement.

Conclusion

12. For the reasons set out above, I conclude that the appeal should be allowed.

S A Schinaia

INSPECTOR