



Appeal Decision

Site Visit made on 1 December 2020

by Luke Fleming BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3rd December 2020

Appeal Ref: APP/L2630/D/20/3257601

Bella Vista, Burgate Lane, Framingham Earl NR14 7PU

- 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 Hayley Spruce against the decision of South Norfolk District Council.
 - The application Ref 2020/0958, dated 4 June 2020, was refused by notice dated 4 August 2020.
 - The development is steel security gates and side panel to form an enclosure (second site entrance/exit), to be opened from the inside only in exceptional circumstances (i.e. LGV over 7.5 ton that would be unable to exit Bella Vista in forward gear from the main entrance/exit).
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Decision

1. The appeal is allowed and planning permission is granted for steel security gates and side panel to form an enclosure at Bella Vista Burgate Lane, Framingham Earl NR14 7PU in accordance with the terms of the application, Ref 2020/0958, dated 4 June 2020 and the plans submitted with it, subject to the following condition:
 - 1) The gates shall form an enclosure, openable from the inside only and not from Burgate Lane.

Preliminary Matters

2. At the time of my site visit the development was in place. I have determined the appeal on that basis.

Main Issue

3. The effect of the development on the character and appearance of the area.

Reasons

4. The gates and side panel are located on a narrow rural lane in the open countryside. Beyond them is a large green steel barn and there are other steel gates and other types of gates nearby. Overall, the area has a varied rural character and appearance.
5. I acknowledge the gates and side panel are large and solid. However, they would be viewed with a large steel clad structure in their background. Furthermore, there are other solid metal gates nearby and farmsteads with a variety of buildings are noticeable in the surrounding landscape. Overall, in my view the gates and side panel, painted green, positioned between thick hedging do not appear out of place in this rural agricultural context.

6. Thus, I find no harm to the character and appearance of the area or the landscape character. Consequently, I find no conflict with Policies DM4.5 and DM3.8 of the South Norfolk Local Plan Development Management Policies (2015) which taken together seek to ensure new development does not harm landscape character and the overall character and quality of an area.

Other Matters

7. I note the comments with regard to highway safety. However, this matter is not disputed between the main parties and the Highway Authority have not objected subject to the imposition of a planning condition. Given the gates cannot open out onto and cannot be opened from the highway I find no harm in this regard.

Conditions

8. The condition imposed is recommended by the Council and follows the advice of the Highway Authority. It is necessary in the interests of highway safety.

Conclusion

9. For the reasons given the development accords with the development plan. The appeal is therefore allowed.

L Fleming

INSPECTOR