
Appeal Decision

Site visit made on 1 December 2020

by Graham Wraight BA(Hons) Msc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 December 2020

Appeal Ref: APP/U4610/D/20/3262777
68 Potters Green Road, Coventry CV2 2AL

- 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 Nina Chudasama against the decision of Coventry City Council.
 - The application Ref HH/2020/1646, dated 16 July 2020, was refused by notice dated 4 November 2020.
 - The development proposed is to build front wall to 1.7 meters tall.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application form, decision notice and appeal form each contain different descriptions of the proposed development. Although the decision notice makes reference to gates and the plans show details of these, there is nothing before me to demonstrate that the appellant was in agreement to adding these to the application. Therefore, the description of development I have used in the banner above is that which is specified on the application form and accordingly I determine the appeal on that basis.

Main Issue

3. The main issue is the impact of the proposed development on the character and appearance of the area.

Reasons

4. The appeal dwelling sits at the end of a row of terraced properties, all of which have low level boundary structures to their frontages. This reflects the overall character and appearance of the wider area, this being that where built boundary features are present they are generally of a limited height. As a result, the area has an open feel and the dwellings engage well with the street scene.
5. The proposed wall would greatly exceed the prevailing height of boundary treatments in the surrounding area. It would be a visually dominant and incongruous feature within this context, with its impact being intensified due to the prominent positioning of the appeal dwelling on a bend in Potters Green Road. This would result in significant harm to the character and appearance of the area.

6. The appellant makes reference to a previous hedge which was in place, but natural vegetation has a much softer visual impact and is not comparable to the harm that would result from the wall that is proposed.
7. For these reasons, I conclude that the proposed development would cause significant harm to the character and appearance of the area. Consequently, the proposal would fail to accord with Policy DE1 of the Coventry Local Plan 2017, where it seeks to protect character and appearance. There would also be conflict with the Extending Your Home Supplementary Planning Guidance 2003 and the National Planning Policy Framework where they seek to achieve the same aims.

Other Matters

8. The appellant has outlined that they wish to increase the wall height for security purposes. However, whilst I am sympathetic to their wishes in this regard, this consideration does not justify the level of harm that would arise as a result of the proposed development.

Conclusion

9. For the reasons given above, I conclude that the appeal should be dismissed.

Graham Wraight

INSPECTOR