



Appeal Decision

Site visit made on 17 November 2020 by Ifeanyi Chukwujekwu BSc MSc MIEMA
CEnv AssocRTPI

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 December 2020

Appeal Ref: APP/B2002/D/20/3256332 128 Scartho Road, Grimsby DN33 2AX

- 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 and Mrs M Hooton¹ against the decision of North East Lincolnshire Council.
 - The application Ref DM/0235/20/FULA, dated 17 March 2020, was refused by notice dated 2 June 2020.
 - The development proposed is 6ft fence to front of property boundary.
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Decision

1. The appeal is allowed, and planning permission is granted for a 6ft fence to front of property boundary at 128 Scartho Road, Grimsby DN33 2AX in accordance with the terms of the application, DM/0235/20/FULA, dated 17 March 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. RD:4603-01A (Existing and Proposed Layout).

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. This is the effect of the proposed fence on the character and appearance of the area.

Reasons for the Recommendation

4. No.128 is a two-storey end of terrace dwelling located on Scartho Road, at the junction with Sycamore Avenue. The front garden which fronts Scartho Road, with the side which provides access to the property on Sycamore Avenue is bounded by a low close-boarded timber fence.

¹ Taken from appeal form.

5. The street scene on Scartho Road is predominantly characterised by two-storey semi-detached and terraced properties. These are set back from the road with front gardens with a variety of boundary treatments which include timber fences of varying heights, hedgerows, low brick walls some of which have either wrought iron or timber on top. As such, there is no dominant form of boundary treatments in terms of either height or materials used.
6. The proposed fence would replace the existing, which is of a similar style and materials. The key difference would be in the height of the fence. I observed on my visit to the site that there are other examples of high boundary treatments using different materials including close boarded timber fences similar to that being proposed at the appeal site. This includes nos. 176 and 178 Scartho Road and the recently approved scheme at no. 98². As such, the proposed 1.8 metre fence would not present a discordant or unduly dominant feature in the street scene.
7. Taking all the above points together, I find that the proposal would not harm the character and appearance of the area, and conforms with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (2018), which, amongst other things, require that development should not cause visual intrusion. There would also be no conflict with the National Planning Policy Framework which aims to promote development, which is high quality, visually attractive and sympathetic to local character.

Conditions

8. In addition to the standard time limit condition a condition is necessary to ensure that the proposed development is carried out in accordance with approved plans, in the interests of clarity.

Conclusion and Recommendation

9. For the reasons given above and having had regard to all the evidence before me, I recommend that the appeal should be allowed.

Ifeanyi Chukwujekwu

APPEALS PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and the Appeal Planning Officer's report, and on that basis, I agree that the appeal should be allowed.

K Taylor

INSPECTOR

² APP/B2002/D/19/3238156