



Appeal Decision

Site visit made on 13 January 2021

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 19 January 2021

Appeal Ref: APP/K3605/D/20/3262859

67 Greenways, Esher, KT10 0QJ

- 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 Stuart Green against the decision of Elmbridge Borough Council.
 - The application Ref 2019/2252, dated 13 August 2019, was refused by notice dated 30 September 2020.
 - The development proposed is 1.8m high side boundary fence to replace existing side boundary fence.
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Decision

1. The appeal is allowed and planning permission is granted for erection of a 1.8m high side boundary fence to replace existing side boundary fence at 67 Greenways, Esher, KT10 0QJ, in accordance with the terms of the application Ref 2019/2252, dated 13 August 2019, and the plans submitted with it, 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: 955/000, 955/001, 955/053 existing and proposed plans and 955/053 existing and proposed elevations.

Main issue

2. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

3. 67 Greenways is a large detached two storey house located on a corner at the south end of Greenways. The boundary between the site and the road as it wraps around the corner consists partly of a close boarded fence and partly of a dilapidated post and rail fence, backed by a variety of mainly evergreen vegetation including laurel and conifer. At the time of my visit, building works were in progress and there was a high metal fence across the front of the site.
4. Greenways is a long straight road which bends round at the north and south ends to meet Manor Road South to the east. It is characterised by houses set back from the road behind mature landscaped front gardens which are either open to the pavement or have low walls or fences fronting the road. There are several fences evident marking side boundaries between properties. In

contrast to this pattern, the properties at either end of Greenways where the road turns to meet Manor Road South have high close boarded fences fronting Greenways or Manor Road South.

5. I consider that the proposed fence would not appear incongruous in the street scene. It would be seen more in the context of the short return section of Greenways than the longer straight section. The appellant intends to retain or replant vegetation behind the fence, and this, together with the natural weathering over time of a timber fence, would result in a feature which would not appear out of keeping with the overall landscaped appearance of the area. It would improve the security of the side garden, a matter regarding which the appellant has expressed concerns.
6. I conclude that the proposal would not have an adverse impact on the character and appearance of the area. It would be in accordance with policies CS8 and CS17 of the Elmbridge Core Strategy 2011 and DM2 of the Elmbridge Local Plan Development Management Plan 2015 which seek to ensure a high standard of design which maintains attractive residential areas.
7. For the reasons given above, the appeal is allowed.

Conditions

8. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. The condition requiring the materials to match those used in the existing building is not relevant in this case since the appeal relates to a fence, not part of the building. Details of the fence and soft landscaping are included on the submitted plans and the condition detailing these plans is necessary to ensure the development is carried out in accordance with the approved plans, for the avoidance of doubt and in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR