



Appeal Decision

Site visit made on 22 November 2021

by L Wilson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 November 2021

Appeal Ref: APP/W4223/D/21/3281593

26 Hazelwood, Chadderton OL9 9TB

- 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 Ashley Blakeman against the decision of Oldham Metropolitan Borough Council.
 - The application Ref HOU/346901/21, dated 11 May 2021, was refused by notice dated 15 July 2021.
 - The development is described as proposed 1800mm high close boarded timber boundary fence.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I noted on my site visit that work had commenced and had largely been completed. The proposed plan indicates that the front section of the boundary fence would be reduced in height. For the avoidance of doubt, I have assessed the appeal proposal and based my decision on the plans before me.

Main Issue

3. The main issue is the effect of the development upon the character and appearance of the surrounding area.

Reasons

4. No 26 is a two-storey detached dwelling located on a prominent plot situated within a residential area. The proposed fence would be adjacent to Firwood Park which is a primary road through the estate.
5. The residential area is largely verdant in character and contains open frontages and a mix of boundary treatment including, fences, walls and hedging. I observed on my site visit that there were examples of boundary fences similar in height to the scheme before me. Nevertheless, those fences were smaller in length, than the proposed fence, which limited their impact on the local area.
6. The proposed fence would be clearly visible from the surrounding area due to its siting adjacent to the pavement. The length and solid nature of the fence would add to its prominence. The proposed development would be a harmful addition to the street scene because it would appear as a dominant and stark feature as a result of its height, length, solid design and siting in a prominent location.

7. The appellant states that the fence is required for security and to avoid the general public walking and accessing their land. However, these matters do not outweigh the harm identified.
8. For these reasons, the proposed development would have an unacceptable visual effect on the character and appearance of the surrounding area. Consequently, the scheme conflicts with Policies 9 and 20 of the Oldham Local Development Framework: Development Plan Document – Joint Core Strategy and Development Management Policies (2011). These policies seek, amongst other matters, to ensure development does not have a significant, adverse impact on the visual amenity of the surrounding area. It would also conflict with chapter 12 of the National Planning Policy Framework which seeks to promote good design and requires new development to be visually attractive and sympathetic to local character.

Conclusion

9. For the reasons given above the appeal is dismissed.

L M Wilson

INSPECTOR