



Appeal Decision

Site visit made on 1 February 2022

by William Cooper BA (Hons) MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 4th February 2022

Appeal Ref: APP/M1595/D/21/3277788

54 Dupre Close, Chafford Hundred, Grays RM16 6RA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission.
 - The appeal is made by Mr Daniel Ingham against the decision of Thurrock Borough Council.
 - The application Ref: 21/00589/HHA, dated 4 December 2020, was refused by notice dated 4 June 2021.
 - The development proposed is a metal fence around the front perimeter of the property with two access gates.
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Decision

1. The appeal is allowed and planning permission is granted unconditionally for a metal fence around the front perimeter of the property with two access gates at 54 Dupre Close, Chafford Hundred, Grays RM16 6RA in accordance with the terms of the application, Ref: 21/00589/HHA, dated 4 December 2020, and the plans numbered 1375-01 and 1375-02.

Preliminary Matters

2. The metal railings fence, for which planning permission has retrospectively been applied, has been constructed.
3. Since the Council's decision, a new version of the National Planning Policy Framework (the Framework) was published in July 2021. As the substance of Framework policy, insofar as is relevant to the main issue in this case has not decisively changed, parties will not be disadvantaged by my consideration of it.

Main Issue

4. The main issue in this case is the effect of the proposal on the character and appearance, and accessibility of the area.

Reasons

5. While some sense of late twentieth century open-plan housing estate character is apparent in the locality, there is a variety of residential front and side boundary treatments. These include low metal railings, picket fencing, brick walling and hedging, as well as some open frontages. Also, the area within the constructed appeal fence-line has a somewhat individualistic character, with its chamfered southern edge bordering a cycle path, at the end of a cul-de-sac.
6. Within this mix of townscape elements, the appeal railings' visually permeable nature moderates the solidity of their appearance. The railings provide a logical sense of definition of domestic, in relation to more public space. Nearby

structure planting draws the eye and helps visually soften and integrate the railing in the streetscene. The curved line of the railing top adds a touch of suburban finesse.

7. The nearby path and parking court provide alternative pedestrian access from Dupre Close to the cycleway. Also, the two sets of entrance gates in the railings provide for access to the appeal property and the end of the host row. These elements provide for permeability and accessibility.
8. Consequently, the proposal avoids a cluttered appearance, and assimilates comfortably into its setting.
9. In conclusion, the proposal would not harm the character and appearance, and accessibility of the area. As such, it would not conflict with Policies PMD2 and CSTP22 of the Thurrock Core Strategy and Policies for Management of Development, and guidance in paragraph 5.7.1 of the Thurrock Residential Alterations & Extensions Supplementary Planning Document (SPD), which together seek to ensure that development design complements local character, and provides for accessibility.

Conclusion

10. The proposed development would adhere to the development plan and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal succeeds.

William Cooper

INSPECTOR