



Appeal Decision

Site visit made on 21 February 2022

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 29 March 2022.

Appeal Ref: APP/J1915/D/21/3283955
77 Mandeville Road, Hertford SG13 8JJ

- 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 Ian Hardy against the decision of East Herts District Council.
 - The application Ref 3/21/1176/HH, dated 4 May 2021, was refused by notice dated 30 July 2021.
 - The proposed development is for creation of terracing to front garden with installation of decking and planters (retrospective).
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Decision

1. The appeal is allowed and planning permission is granted for creation of terracing to front garden with installation of decking and planters (retrospective) as per application reference 3/21/1176/HH dated 4 May 2021 subject to the standard condition requiring that the development hereby permitted shall be carried out in accordance with the following approved plans; ISH-21May/2021 (Site/Block Plan – Proposed).

Main Issues

2. The main issue is the impact of the proposal upon the character and appearance of the area.

Reasons

3. The appeal property is a 1960's/70's end terrace house built as part of what appears to be a 'Radburn' type residential development. Typical of the nature of such housing developments many houses sit upon steep topography with largely unenclosed front gardens and parking courts to the rear. I consider that the location of number 77 Mandeville Road is therefore typical of this character with terraces standing high above the road with long, often stepped front access. Notably the appeal property is set back from the adjoining terrace of houses and as such appears more recessive into the streetscene when viewed from the entrance into Mandeville Road lower down the hill.
4. The proposal before me seeks retrospective planning permission for the landscaping, terracing and associated balustrading of the site in order to create off street car parking and to improve the useability of such a sloping garden through stepped terracing. The proposal has used generally high quality materials in the form of seasoned oak sleepers, colourful shrub planting and stainless steel and glass balustrades.

5. Although I saw on my site visit that several properties have landscaped their gardens with small hedges, shrubs and other planting I consider that, given time, the proposal before me would similarly 'naturalise' and that its current 'new' appearance would suitably embed into its setting. Ultimately, although I consider that any change to such a steep garden would appear prominent here, at least until such time that the planting has matured, I consider that, due to the quality of materials, landscaping used and the generous set back behind the adjoining terrace, that the proposal does not cause sufficient harm to the character and appearance of the area that would lead me to dismiss this appeal.
6. In light of this I find the proposal has created a landscaping scheme of some quality and I consider that this is in consort with the intentions of Policies HOUS11 and DES4 of the East Herts District Plan 2018 which seek to achieve such quality in proposals within the district.

Conclusion

7. For the reasons above, taking into account all other matters raised, I allow the appeal subject to the conditions outlined above.

A Graham

INSPECTOR