



Appeal Decision

Site visit made on 9 December 2022

by C Megginson BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21st December 2022

Appeal Ref: APP/N2739/D/22/3309079

1A Sandfield Terrace, Tadcaster, North Yorkshire LS24 8AW

- 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 Mrs Amy Heald against the decision of Selby District Council.
 - The application Ref 2022/0860/HPA, dated 16 July 2022, was refused by notice dated 10 October 2022.
 - The development proposed is described as I wish to increase the height of my current boundary wall to a maximum of 7 foot. I would like to have 7 foot pillars with 4 foot wall and 2 foot fence on top of the 4 foot wall. This will cover the front of my property.
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Decision

1. The appeal is allowed and planning permission is granted for, I wish to increase the height of my current boundary wall to a maximum of 7 foot. I would like to have 7 foot pillars with 4 foot wall and 2 foot fence on top of the 4 foot wall. This will cover the front of my property at 1A Sandfield Terrace, Tadcaster, North Yorkshire LS24 8AW in accordance with the terms of the application, Ref 2022/0860/HPA, dated 16 July 2022, 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: LOC01 1a sandfield terrace location plan. Drg No HST/01 Proposed New Boundary Wall Details.

Main Issue

2. The effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal site is a semidetached dwelling which sits in a prominent position on Sandfield Terrace, close to the junction with York Road. The adjoining dwelling has a high, solid fence along its front boundary and the immediate area is characterised by high boundary fences, walls and hedges. The appeal site faces onto an area of garage blocks and the rear of a terrace which also features high, solid boundaries.
4. The appeal proposal would include a wall with pillars and fence panels on top, set between the pillars. During my visit I noted a similar boundary design under construction on the corner of Sandfield Terrace and York Road. In addition, the appeal scheme would reflect the high solid boundary of the adjacent property and those of surrounding dwellings and as a result would not

unacceptably harm the character and appearance of the area. As such it would comply with Policies ENV1 of the Selby District Local Plan (2005) and Policy SP19 of the Selby District Core Strategy Local Plan (2013) which seek to ensure high quality design which reinforces local distinctiveness.

Conditions

5. I have imposed standard conditions relating to the commencement of development and the approved plans in the interests of certainty.

Conclusion

6. The appeal scheme complies with the development plan, the appeal should therefore be allowed.

C Megginson

INSPECTOR