



Appeal Decision

Site visit made on 25 November 2022

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 December 2022

Appeal Ref: APP/W1715/D/22/3305427

35 Nichol Road, Chandler's Ford, Eastleigh SO53 5AY

- 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 Michael Stickland against the decision of the Eastleigh Borough Council.
 - The application Ref H/22/92912, dated 20 April 2022, was refused by notice dated 13 June 2022.
 - The development proposed is the erection of a timber fence.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The development described above has been carried out. As such this appeal relates to a planning application for retrospective planning permission.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the street scene.

Reasons

4. The appeal property is a detached bungalow. It occupies a corner site with a frontage to Nicol Road and a long flank boundary adjacent to Heathfield Road. It is situated in a residential area comprising detached houses and bungalows set back from the roads with open and/or well-vegetated front gardens. The mix of mature trees, hedges, front lawns and grass verges gives the area a notably verdant and sylvan character, a matter to which I attach significant weight. In the few instances where fences have been installed on street boundaries these generally detract from the appearance of the area.
5. The appeal scheme comprises an approximately 1.8m tall close-boarded timber fence that has been installed along a large portion of the side boundary of the appeal property and has replaced a dense and well-established hedge. Due to its size, siting and material the fence has a profound urbanising effect on Heathfield Road and is at odds with the character of the area.
6. The fence provides privacy to the occupiers of that appeal property, which I recognise is needed in this location. However, there is nothing before me to suggest that this was not achieved by the now removed hedge or could not be

achieved by new planting. I also note that there is a tall fence on the flank boundary of the property on the other side of Heathfield Road, directly opposite the appeal scheme. However, the Council has advised that this was also erected without planning permission and therefore I attribute limited weight to it.

7. For the reasons given above I conclude that the proposal would have an unacceptable effect on the character and appearance of the street scene. It therefore fails to accord with Policy DM1 of the Eastleigh Borough Local Plan (2022) which states that all new development should take full and proper account of the context of the site including the character and appearance of the locality. There is also conflict with the aims of the Council's Quality Places Supplementary Planning Document (2011) and the National Planning Policy Framework (2021), the former of which states that boundary treatments must be appropriate to the context.

Conclusion

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR