

Appeal Decision

Site visit made on 14 March 2023

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th April 2023

Appeal Ref: APP/F4410/D/23/3314892

37 Somerton Drive, Bessacarr, Doncaster, DN4 6DZ

- 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 Bernard Laurette against the decision of Derbyshire Dales District Council.
 - The application Ref 21/02350/FUL, dated 24 July 2022, was refused by notice dated 22 December 2022.
 - The development proposed is a front garden wall.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The development the subject of this appeal has already taken place. It is referred to below as "the development."

Main Issue

3. The main issue in this case is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal property is a two storey detached dwelling with an integrated garage. It is set back from the road behind a parking area and a small garden area and has a garden to the rear.
 5. It is located in a residential area characterised by the presence of similar two storey detached dwellings. Dwellings are set back from the road behind parking areas and small garden areas. The presence of a grass verge and occasional street trees combines with front garden areas to provide a sense of spaciousness and greenery.
 6. Further to the above, during my site visit I noted that, with the exception of Number 33 Somerton Drive, where there is a low brick wall with boundary railings, the frontages to the majority of dwellings along this part of Somerton Drive are open to the road and to one another, without boundary walls or significant boundary features other than occasional planting.
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7. This significantly enhances the area's sense of spaciousness and provides for a sense of uniformity, as well as a distinctive and attractive open character.
8. The development comprises a side wall to the boundary with Number 35 Somerton Drive and a front wall with tall pillars. The wall is rendered.
9. The walls and pillars stand out as incongruous features in a location where no similar boundaries exist. As a consequence, the development draws attention to itself as an incongruous feature, out of keeping with the identified character of the area.
10. Further to the above, the incongruous appearance of the development detracts from the area's uniform, open and spacious attributes, identified above.
11. Taking all of the above into account, I find that the development harms the character and appearance of the area, contrary to the National Planning Policy Framework and to Local Plan¹ Policies 10, 41 and 44, which together amongst other things, seek to protect local character.

Other Matters

12. In support of the development, the appellant refers to other boundary features elsewhere. However, none of these are the same as the development the subject of this appeal. Notwithstanding this, I have found that the development results in harm to local character and hence the decision below.
13. Also, in support of the development, the appellant states that the wall provides for safety and security. Whilst I recognise this, there is no evidence before me to demonstrate that this is the only way to provide for safety and security and I am also mindful in this regard that the majority of dwellings in this location do not rely on development the same as that the subject of this appeal.

Conclusion

14. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Reference: Doncaster Local Plan 2015-2035 (2021).