

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/X3025/D/22/3313870

Willow House, 11 Mansfield Road, Clipstone Village, Mansfield, NG21 9AB

- 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 Molly Elliott-Reynolds against the decision of Mansfield District Council.
 - The application Ref 2022/0583/HHA, dated 1 September 2022, was refused by notice dated 24 October 2022.
 - The development proposed is a wooden fence that runs along the boundary of the property. This includes separating the side of the property with neighbouring properties and also along the front of the property (already completed).
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Decision

1. The appeal is allowed and planning permission is granted for a wooden fence that runs along the boundary of the property. This includes separating the side of the property with neighbouring properties and also along the front of the property (already completed) at Willow House, 11 Mansfield Road, Clipstone Village, Mansfield, NG21 9AB in accordance with the terms of the application Ref 2022/0583/HHA, dated 1 September 2022 and in accordance with the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plan: Fence Location Plan (as amended).

Procedural Matter

2. The development the subject of this appeal has 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 a double garage to the side. It is located on a plot towards the corner of Mansfield Road and Station Road, an unpaved private road.
 5. The appeal property is located in a residential area, characterised by the presence of largely detached one and two storey dwellings with gardens.
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6. During my site visit, I observed that the appeal property is set well back from Mansfield Road, behind a grass verge, a row of conifers, a footpath and a front garden area. I also noted that the dwelling sits at a considerably lower level than Mansfield Road.
7. As a result of the above, the development, which comprises a simple wooden fence around much of the boundary of the property, is not visible when travelling along Mansfield Road from the west and does not appear prominently in views from the east.
8. As noted above, Station Road is an unpaved private road. During my site visit, I observed it to be unmade and to appear somewhat unkempt. By way of contrast, the development appears as a well-kept modern fence little different to other examples of fencing visible along Mansfield Road in the wider area. Consequently, the development provides for a sense of neatness and a degree of uniformity.
9. Further to the above, the wooden panels used for the development do not appear incongruous in their setting but rather, as a natural material, appear to some degree to blend in with the nearby trees and with the planting within and around the appeal property's garden.
10. Taking all of the above into account, I find that the development does not harm the character and appearance of the area and is not contrary to the National Planning Policy Framework or to Local Plan¹ Policies P1, P2 and P6, which together amongst other things, seek to protect local character.

Conditions

11. A condition specifying the approved plan is necessary for the avoidance of doubt and in the interests of proper planning.

Conclusion

12. For the reasons given above, the appeal succeeds.

N McGurk

INSPECTOR

¹ Reference: Mansfield District Local Plan 2013-2033 (2020).