
Appeal Decision

Site visit made on 9 May 2023

by Tim Wood BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 June 2023

Appeal Ref: APP/B5480/D/23/3315659

7 Farm Road, Rainham RM13 9JU

- 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 Lisa Hookway against the decision of the Council of the London Borough of Havering.
 - The application Ref P1627.22, dated 5 October 2022, was refused by notice dated 23 December 2022.
 - The development proposed is a brick wall with metal railings between pillars and an electric gate for vehicle access.
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Decision

1. The appeal is dismissed.

Preliminary matter

2. The development which is the subject of the appeal has already been constructed and I had the benefit of seeing it at my site visit.

Main Issue

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

Reasons

4. The appeal relates to this detached property which has accommodation over 2 floors. Farm Road contains mainly detached 2 storey properties, although there are some bungalows and semi-detached properties. The buildings display variety in their design but all are set behind a front garden area, some hard-surfaced and used for parking.
5. The front boundary treatments along this road also vary. There are brick walls, fences, railings and some are completely open. However, virtually all are of modest heights and provide visually unobtrusive features to mark the distinction between public and private space. The low and informal nature of these features provides a consistent characteristic feature along the length of Farm Road.
6. The development at No 7 has resulted in brick walls with piers up to around 1.7m in height and metal railings and a metal gate. The design and height of the front boundary here appears formal and rather imposing. This is strikingly at odds with the prevailing low and informal character of the great majority of

properties on Farm Road. In my judgement, the development at No 7 has a negative effect on the character and appearance of the area, harming the street-scene.

7. The appellant has submitted photographs of a number of other walls and railings in the area. Firstly, I have not been provided with any planning history for these features. I was able to view a number of these during my visit to the area. I note that a number of them are smaller, of differing design and having far less visual effect than the appeal scheme. A small number are similar but, as stated above, I have been provided with no information about the planning status of them. Additionally, some do not represent successful additions to the area and I would not view them as precedents which should be followed.
8. Due to the unacceptable visual effect of the development, it conflicts with Policy 26 of the Havering Local Plan 2021 and the Council's Supplementary Planning Document 'Residential Extensions and Alterations'. The appellant also indicates that the development provides for greater security. Whilst I acknowledge that this would be likely to be the case, I consider that this is outweighed by the negative effect that the development has on the surrounding area.
9. I have taken account of all matters raised in the submissions, including the date of construction of the development. However, I conclude that the harmful effects that it has are not outweighed by any other matters. Consequently, the appeal is dismissed.

T Wood

INSPECTOR