
Appeal Decision

Site visit made on 15 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/G5180/D/23/3314455

2 Willett Close, Petts Wood, Bromley BR5 1QH

- 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 Holly Cooper against the decision of the Council of the London Borough of Bromley.
 - The application Ref DC/22/03020/FULL6, dated 28 July 2022, was refused by notice dated 2 November 2022.
 - The development proposed is entrance gates.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The gates have already been erected and I had the benefit of seeing them 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 bungalow that sits near the entrance to Willett Close, near its junction with Willett Way. All of the other properties on Willett Close are 2 storey semi-detached houses. These all have front garden areas which have low front boundary features, or open frontages. This has an attractive and open appearance which contributes positively to the character of Willett Close.
5. No 2 Willett Close has a low wooden fence, above which is planting which has been allowed to grow. The gates which have been erected are said to be 1.8m high. In relation to the character and appearance of Willett Close, I consider that the new gates appear out of place and dominating. Compared to the low front boundary features that I have referred to, they appear unusually tall. In this respect, I consider that they have an unacceptable effect on the street-scene.
6. The appellant has drawn my attention to tall fences elsewhere in the locality and I saw these at my visit. Some of these relate to the side or rear boundary of the properties, whereas the appeal scheme relates to the frontage of the

property, close to its front/main elevation where it addresses the road that it is associated with. The appellant also refers to the effects of the gates in increasing privacy. I appreciate that the main garden of the property is not contained at the rear but I consider that the plants that have been allowed to grow here offer a reasonable degree of privacy and the gates are not necessary in this respect. With regard to security, whilst I can understand the appellant's comments in this regard, elsewhere she states that the gates are open 95% of the time. In my judgement, the unacceptable visual effect of the gates is not outweighed by these other matters.

7. I have considered the Council's comments in relation to the adjacent Area of Special Residential Character and to the submitted plan of the adjacent Conservation Area. In my judgement, I find no additional concerns arise from the proposal in relation to these matters. I have taken account of all other matters and find that the gates have an unacceptable effect on the locality, contrary to those relevant parts of Policy 37 of the Bromley Local Plan 2019. As a consequence, the appeal is dismissed.

T Wood

INSPECTOR