
Appeal Decision

Site visit made on 5 June 2023

by B Phillips BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th June 2023

Appeal Ref: APP/Q3630/D/23/3317881

1 Fullmer Way, Addlestone, Surrey KT15 3TL

- 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 Deane Girdler against the decision of Runnymede Borough Council.
 - The application Ref RU.22/1719, dated 3 October 2022, was refused by notice dated 27 January 2023.
 - The development proposed is described as 'retrospective boundary works and planting scheme.'
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The plans show that the proposal seeks permission for a boundary fence reduced in height from the current 2.1m to 1.8m. These plans were considered by the Council, and I have assessed the proposal on this basis.

Main Issue

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

Reasons

4. Fullmer Way is a suburban residential cul de sac, made up of detached properties set back from the highway behind mostly open but landscaped frontages, with off street parking. This gives the cul de sac an open sense of space.
5. The appeal property is prominently sited on the entrance to the street, on the corner of Fullmer Way and Woodham Park Road. As such, the fence, which extends from the front of the property to close to the pavement and encloses part of the front garden, is highly visible and extends incongruously in front of the visual building line. Further planting may offer some screening but would not completely soften nor mitigate the visual impact.
6. I acknowledge that directly opposite is a similarly sized fence which runs along the side boundary of No 65 Woodham Park Road, however, given the sloping of the land the appeal site fence is noticeably higher (and would remain so at 1.8m), and, given the visibility of its side elevations along with its colouring, appears more visually obtrusive.

7. The appellant points to other examples within Fullmer Way and Woodham Park Road of boundary fencing, however these are either set back from the highway or not as prominently sited. As such, their visual impacts are not comparable.
8. The appellant also points to 'unsympathetic' extensions and alterations in the vicinity; however, these are not specifically identified and as such, I cannot give these examples any weight, notwithstanding the different types of development.
9. In light of the foregoing, I conclude that the fence is harmful to the character and appearance of the area. The development conflicts with Policy EE1 of the Runnymede 2030 Local Plan (2020), which requires development to make a positive contribution to the Borough's townscape and respond to the local context.

Conclusion

10. For the reasons above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

B Phillips

INSPECTOR