

Appeal Decision

Site visit made on 10 October 2023

by John Whalley

an Inspector appointed by the Secretary of State

Decision date: 18.10.2023

Appeal ref: APP/N3020/D/23/3328441

15 Woodthorpe Drive, Woodthorpe, Nottingham NG5 4FT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal of planning permission.
 - The appeal is made by Mr Andrew Clark against the decision of Gedling Borough Council.
 - The application, ref. 2023/0169, dated 13 February 2023, was refused by a notice dated 30 June 2023.
 - The development is: Retention of fence.
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Decision

1. The appeal is dismissed.

Main issue

2. The decision turns on the acceptability of the appearance on the street scene of the appeal front boundary fence to No. 15 Woodthorpe Drive, Woodthorpe.

Appeal site and project

3. The appeal concerns a recently erected fence to the front boundary of the dwelling to the rear edge of the road footway at No. 15 Woodthorpe Drive. The green painted close boarded fence has been built upon a stone effect wall some 300mm high and fixed to white concrete posts at 1.8m centres. The 1.8m to 2.25m high 14 panel fronting fence also returns a short way around the front garden to No. 15 at each end. I understand that this fence replaces an earlier low wall and hedge boundary to No. 15, a section of which was demolished by a car.

Considerations

4. Front boundaries to neighbouring houses to No. 15 along Woodthorpe Drive vary in design and construction. The majority have low brick walls, most are topped by hedges of differing heights. None, in my view, had the somewhat bleak and inhospitable look of the appeal fence. I know the present fence design was pressed partly by security concerns. But I agree with the Council that its dominant appearance prevents it from fitting in comfortably with the generally pleasant residential feel and look of its surroundings. I consider that the street scene is significantly and adversely affected, particularly by the excessive height of the fence and its considerable length of uninterrupted solidity.

5. It was argued that this is a small-scale development that provides safety benefits that do not cause any substantial impact upon the area. I disagree. The appeal fence may be a security comfort for those within, but not for those walking on the footway alongside who may feel discomforted by its somewhat harsh appearance. It would not, as the Appellant Mr Clark suggested, have a neutral visual impact.
6. It is not a determining factor, but I am also concerned that if the fence at No. 15 was granted planning permission, similar fencing might be erected along Woodthorpe Drive. That could lose much of its pleasant open residential character.

Conclusion

7. For the reasons outlined above, the appeal is dismissed.

John Whalley

INSPECTOR