
Appeal Decision

Site visit made on 1 December 2023

by S. Hartley BA(Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 12 December 2023

Appeal Ref: APP/V2635/D/23/3326087

Willowshade, 56 Lynn Road, Terrington St. Clement, Norfolk PE34 4JX

- 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 J. Exton against the decision of the Borough Council of Kings Lynn and West Norfolk.
 - The application Ref 23/00893/F dated 26 April 2023 was refused by notice dated 14 July 2023.
 - The development proposed is the retention of an existing front timber fence and gates.
-

Decision

1. The appeal is allowed, and planning permission is granted for the retention of an existing front timber fence and gates at Willowshade, 56 Lynn Road, Terrington St. Clement, Norfolk, PE34 4JX in accordance with the terms of the application ref 23/00893/F, dated 26 April 2023.

Procedural Matter

2. The appeal is made retrospectively for development already carried out.

The Main Issue

3. The main issue is the effect of the development upon the character and appearance of the area.

Reasons

4. The appeal site is located in a residential area characterised by dwellings of mixed design, and which are generally set back from the highway and with an intervening linear strip of level grassland which in the main, though not entirely, is devoid of trees and shrubs.
5. Front boundaries to the properties abutting the linear grassed areas are mainly composed of walls and fences. Whilst those on the opposite side of the road to the appeal property appear as more open, those adjoining the host property are more solid and enclosing.
6. A solid wooden fence has been erected along the whole frontage of the appeal property abutting the linear green grassed area in front of it. It has a height of about 1.8 metres, and in this regard, it has the same approximate height as

those in front of adjoining properties. It follows the same line in relation to the road and linear grassed area as the adjoining properties. It is the case that its length is considerably greater than that of the fences of adjoining dwellings, and with its regular height, it differs from the arched wooden panelling and brick pillars of the adjoining fence.

7. Overall, there is a mix of the design of fences in the locality. However, the generally common height with adjoining fencing, the positioning of the fence in line with adjoining boundaries, its wooden construction, and the retained, unobstructed nature of the linear grassed area in front, ensures that the fence assimilates acceptably into its landscape setting. In addition, views of trees in the background help to soften the overall view when seen from the road.
8. Therefore, for the above reasons, the fence accords with the provisions of policy CS08 of the LPA's Core Strategy (2011) which requires proposed development to be of high quality. In addition, it conforms to policy DMS15 of its Site Allocations and Development Management Policies plan (2016) which requires, amongst other things, that development protects and enhances the visual amenity of the wider environment in terms of height, massing, materials and layout. It also accords with chapter 12 of the National Planning Policy Framework 2023 which also places great emphasis on good design.

Conclusion

9. For the reasons outlined above, I conclude that the appeal should be allowed.

S. Hartley

INSPECTOR