



Appeal Decision

Site visit made on 14 December 2023

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 February 2024

Appeal Ref: APP/N3020/D/23/3328184

91 Main Street Burton Joyce Nottingham NG15 5ED

- 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 Richardson against the decision of Gedling Borough Council.
 - The application Ref: 2023/0275 dated 15 December 2022 was refused by notice dated 2 June 2023.
 - The development proposed is Driveway gates and side gate to front garden.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issues are the effect of the proposal upon the character and appearance of the dwelling and streetscene.

Reasons

3. The appeal site (No.91) is a traditional dwelling of modest scale in an established residential area populated by dwellings of varying ages and architectural form. It sits within a small group of informally laid out 'cottage' dwellings with plain or pantile roofing and stucco-wall finishes set differently in relation to the road. The front boundary treatments to properties in this section of Main Street are predominantly low in height of various materials such as palisade fencing, metal railings and stucco or stone walling. These create an open and relaxed feel to the street scene which corresponds to the mix of dwelling types and a generally vernacular appearance of the group. That informal character is complemented in places by hedging which, although taller, introduces valuable softening into the street scene.
4. The appellant seeks permission to retain a set of high timber gates and associated posts/fencing which infill the full width of frontage to No.91 which sits well back from the street frontage between other detached houses. The gates and fencing present a unrelentingly hard sense of enclosure at the back of pavement. Given the low and unobtrusive treatments to neighbouring properties at Nos. 83, 89 and 93, what has been erected stands in significant contrast as a detractor to the streetscene in a part of Main Street that incorporates a distinctive and characterful group of traditional buildings.

5. Policy 10 of the Gedling Borough Local Planning Document Part 2 Local Plan 2018 (Part 2 Local Plan) expresses [at 1.a)] the importance of development making a positive contribution to the public realm and sense of place.
6. The appellant has provided images of other properties with timber gate frontages, but no plans or written statement of case to explain why such are relevant to this appeal. Whilst it would seem that the desire to enclose a relatively deep front garden may be due to the absence of private space at its rear and overlooking from the street, there are likely alternative ways to address such issues as privacy and security without introducing visually disruptive elements in a prominent location as has been the case here. Overall I find, as my reasoning directs, that the works sought to be approved fail to accord with the relevant policies of the development plan and consequently, this appeal cannot succeed.

Andrew Boughton

INSPECTOR