
Appeal Decision

Site visit made on 12 February 2024

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st March 2024

Appeal Ref: APP/D5120/D/23/3328048

49 Kentish Road, Belvedere DA17 5BS

- 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 Ms T Ekendu against the decision of the Council of the London Borough of Bexley.
 - The application Ref. 23/00740/FUL, dated 31 March 2023, was refused by notice dated 26 May 2023.
 - The proposed development is for the retention of boundary fencing.
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Decision

1. The appeal is allowed and planning permission is granted for the retention of boundary fencing at 49 Kentish Road in accordance with the terms of the application Ref. 23/00740/FUL, dated 31 March 2023, and the plans submitted with it (PB-22/49KENT/01A, PB-22/49KENT/02A, PB-22/49KENT/10).

Main Issue

2. The main issue is the effect of the development having regard to the character and appearance of the surrounding area.

Reasons

3. The appeal site consists of a modern terraced house with off-street parking on a driveway to the front. It lies on Kentish Road, near the junction with Orchard Road, in a neighbourhood broadly characterised by residential properties set within urban surrounds.
4. I observed at my site visit that there are myriad boundary treatments evident in the vicinity to demarcate curtilages with the public highway. Such treatments include a substantial concrete retaining wall directly opposite the appeal site, and metal railings to the fore of the electricity substation further down Kentish Road in the direction of Abbey Crescent. On and around the junction with Orchard Road, closeboard fencing panels are evident, together with brick walls, breeze block walls, combined low brick wall and picket panels, and metal gates and posts. Many are of similar height to the appeal scheme.
5. I consider that the introduction of the metal fence to surround the front driveway of the appeal building does not appear incongruous within this context. The see-through nature of the sliding gates and side panels further tempers the impact. The considerable variety in the appearance of boundary treatments in the area ensures that the proposal assimilates without causing undue harm to the visual amenity of the locale.

6. I therefore conclude that the scheme does not result in harm to the character and appearance of the surrounding area. It accords with Policy D4 of the London Plan 2021 and Policy DP11 of the Bexley Local Plan (April 2023), which seek to ensure that development is of an acceptable scale and design.

Conditions

7. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. The development is complete and therefore the standard time limit and plans condition are no longer necessary. I am satisfied that no conditions are required.

Conclusion

8. Having regard to the foregoing, I allow the appeal.

C Hall

INSPECTOR