



Appeal Decision

Site visit made on 5 March 2024

by B J Sims BSc (Hons) CEng MICE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th March 2024

Appeal Ref: APP/C3240/D/23/3329243

Hampton Villa, Wellington Road, Admaston, Telford, Shropshire, TF5 0BN.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant retrospective planning permission.
 - The appeal is made by Mr Mark Leighton against the decision of Telford and Wrekin Co-operative Council.
 - The application Ref TWC/2023/0437, dated 20 April 2023, was refused by notice dated 26 July 2023.
 - The development proposed is the erection of a 1.8m wooden fence following removal of existing hedge.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a 1.8m wooden fence following removal of existing hedge at Hampton Villa, Wellington Road, Admaston, Telford, Shropshire, TF5 0BN, in accordance with the terms of the application, Ref TWC/2023/0437, dated 20 April 2023, and the plans submitted with it, subject to the following condition:
 - 1) The fence hereby approved shall be painted or stained in a colour in accordance with details submitted to and approved in writing by the Local Planning Authority. Such details shall be submitted to the Local Planning Authority within 3 months of the date of this approval and shall include a schedule of works indicating when the works will be completed. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the fence harmonises with the appearance of Hampton villa and the surrounding area.

Procedure

2. The retrospective nature of this appeal does not affect the manner in which the planning issues have been considered.

Main Issue

3. The main issue is the effect of the disputed fence on the character and appearance of the local street scene, including nearby Local Interest Buildings (LIBs).

Reasons

4. Hampton Villa is a relatively modern detached house standing on a corner site north of the LIB, Admaston House that fronts Wellington Road, and west of a mature traditional dwelling, No2 Shawbirch Road. Immediately further east is the LIB, Sceptre House, set back from the road.

5. The frontages of both Wellington Road and Shawbirch Road are largely open-plan in character but with significant amounts of vegetation softening their overall appearance.
6. The disputed 1.8m fence encloses the side and rear garden of Hampton Villa, being set back a little from its flank boundary with Shawbirch Road, forming a landscape strip which has been planted with a row of low bushes.
7. Notwithstanding the concern of the Council, I consider that the fence is too remote from the two LIBs to have any significant direct adverse impact upon their settings, character or appearance. However, the presence of those properties does emphasise the visibly high quality of the surrounding built development, interspersed with protected trees, albeit the latter are not sufficiently close to be directly affected by the fence.
8. From inspection, it is from No2 Shawbirch Road and from the equally mature and traditional property, The Manor, directly opposite, that the fence is most obvious as a prominent addition to the road frontage.
9. I accept that, in its present state with no applied finish and, as yet, minimal planting to screen it, the 1.8m wooden fence appears as a harsh addition to the existing harmonious street scene, detrimental to its character and appearance.
10. In time, however, the planted bushes are likely to grow to soften the impact of the fence considerably. Meanwhile, and into the longer term, if the fence were finished in a suitably subdued colour, I consider that, visually, it would become acceptably integrated into the street scene, avoiding significant harm to its character and appearance. This can be ensured by the imposition of a condition suggested without prejudice by the Council.
11. I therefore conclude that, subject to the prompt implementation of that condition, the fence can be brought into compliance with the relevant Policies BE1 and BE6 of the adopted Telford and Wrekin Local Plan and thus with the development plan as a whole. Those policies together set design criteria to ensure good design to respect its context, enhance the environment and protect LIBs, and are essentially consistent with the National Planning Policy Framework. The appeal is therefore allowed.

B J Sims

INSPECTOR