



Appeal Decision

Site visit made on 12 April 2024 by N Unwin BSc (hons) MSc MRTPI

Decision by F Wilkinson BSc (hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 May 2024

Appeal Ref: APP/H5960/D/23/3332410

149 Church Lane, Wandsworth, London SW17 9PW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Simone Vanzi against the decision of the Council of the London Borough of Wandsworth.
 - The application ref is 2023/2361.
 - The development proposed is described as 'height extension of existing fence'.
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Decision

1. The appeal is allowed and planning permission is granted for alterations including installation of 1m high fence on existing brick boundary wall at 149 Church Lane, Wandsworth, London SW17 9PW in accordance with the terms of the application, ref. 2023/2361, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: PP-12169910v1; TQRQM23171224244161; Proposed Front View Fence Extension; and Proposed Left Side View Fence Extension.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. For the purposes of the decision, I have used the description of development within the decision notice as it more accurately represents the proposal.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

5. The appeal property forms a two-storey dwelling adjoining Church Lane within a primarily residential area. There is variety in the boundary treatments of these properties adjoining the highway, with respect to both scale and

materials. As such, the transition between the public and private realm lacks any definitive character.

6. The elevation of the appeal property adjacent to Church Lane comprises a substantial expanse of brick, continuing well above the head of the first-floor window. When combined with its close proximity to the highway, therefore contributing little to the openness of the public realm, the dwelling appears as a significant and visually dominating form when viewed from the street scene. The eastern elevation adjoins a public footway with a sizable hedge protruding above the boundary wall obscuring the ground floor windows and creating a solid boundary with the public realm.
7. The proposed addition of fencing above the boundary wall would appear similar to other boundary treatments within the area, reflecting the existing appearance of the street scene. The Council states that some of these boundary treatments do not benefit from express planning permission. Nevertheless, a number appear to have been in situ for several years and form part of the existing character and appearance of the area in which the proposal would be viewed.
8. When viewed from Church Lane, the proposal would seem unobtrusive and proportionate within the context of the much more imposing host dwelling, and so would preserve the character and appearance of the street scene. The proposed fencing along the eastern elevation would be of a similar height to that of the existing hedge, maintaining the constitution of the adjoining footway and existing levels of informal surveillance from adjacent windows. Trellising would be utilised above the section of wall between the ground floor window and Church Lane, continuing a level of informal surveillance of the street beyond.
9. Consequently, the proposal would not harm the character or appearance of the area. It would thus, in regard to this main issue, accord with Policies LP1 and LP5 of the Wandsworth Local Plan 2023-2038 (2023) and the Wandsworth Local Plan Housing Supplementary Planning Document (2016) which, when read together, require new development to relate to the prevailing local character and for free-standing structures to be appropriate in terms of their scale and design.

Conditions

10. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for certainty. As the materials are clearly stipulated within the submitted plans, it is unnecessary to impose a separate materials condition.

Conclusion and Recommendation

11. The appeal scheme would comply with the development plan as a whole. As such, I recommend it be allowed, subject to the conditions set out above.

N Unwin

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

F Wilkinson

INSPECTOR