



Appeal Decision

Site visit made on 10 July 2024

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30TH July 2024

Appeal Ref: APP/D3640/D/24/3344375

27 Chertsey Road, Chobham, Woking, Surrey GU24 8PD

- 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 Mackender against the decision of Surrey Heath Borough Council.
 - The application Ref is 24/0031/FFU.
 - The development is the erection of a 1.5 metre timber fence at the front of the property.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a 1.5 metre timber fence at the front of the property at 27 Chertsey Road, Chobham, Woking, Surrey GU24 8PD in accordance with the terms of the application, Ref 24/0031/FFU, and the plans submitted with it.

Procedural Matters

2. This appeal relates to a development that has been implemented, therefore, the application is retrospective, and I have determined the appeal accordingly.

Main Issue

3. The main issue is the effect on the character and appearance of the local area, with reference to street scene.

Reasons

4. The appeal dwelling is a two storey palisaded mid-terrace house, with a relatively small front garden. It is reflective in scale and design to other terraced and semi-detached houses to be found in this part of Chertsey Road. These demonstrate a variety of hedge and timber fencing to their highway boundary where they have them, although other houses in this part of the street have front gardens given over to car parking, with no boundary treatment.
5. The fence to which this appeal relates has been installed and is to the front highway boundary and side boundary between the appeal dwelling and 25 Chertsey Road. The fence is made of approximately 1.5 metres tall horizontal double slatted timber fence panels, set between capped timber fence posts. On the front boundary and nearest to 29 Chertsey Road is a decorative timber

gate, approximately 200mm taller than the fence with approximately 1.9 metres tall, capped timber gate piers.

6. The timber fence and gate and all post and piers have been finished in what appears to be a dark grey timber stain. This is darker than the lighter grey finish that was present when the installation was photographed at the time of the application. The height of the fence and gate reflect the height of other boundary treatments in the local area. Of particular note are the taller hedges to the front of properties in this part of the street and the hedges and lapped timber fence panels to larger properties on the other side of the street and wider local area.
7. Rather than appearing as a deadening element to the street, I find that the design and finish of the double horizontal slatted fence and decorative gate provide a boundary treatment that accords with the character and appearance of this residential area, and its terraced housing in particular. This stands in contrast to the deadening effect on the street scene of the more utilitarian close vertically lapped timber fencing, which is to be found in long stretches along the highway boundary of Chertsey Road with the gardens of larger properties in the wider local area.
8. As such, I find that the design and finish of the fence and gate accord with the street scene in this part of Chertsey Road and results in no significant harm to the character and appearance of the local area. This accords with the design guidance given in the Residential Design Guide Supplementary Planning Document (2017), Policies DM9 of the Surrey Heath Core Strategy and Development Management Policies (2012) and Paragraph 135 of the National Planning Policy Framework (2023). Collectively these seek development that is of high quality design and respects the character of the local area.

Conditions

9. The appellant has suggested that a condition requiring a different colour for the fence and gate would be acceptable to them should I find it necessary to make the development acceptable. However, as the development is acceptable with the existing colour there is no need for me to apply such a condition.
10. As the development as applied for has been completed, I have not added any conditions other than requiring adherence to the drawings submitted with the application.

Conclusion

11. The appeal is allowed.

Victor Callister

INSPECTOR