

Appeal Decision

Site visit made on 2 August 2024

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 August 2024

Appeal Ref: APP/C3430/D/24/3345378

**Field View House, 30 Bridgnorth Road, Wombourne,
Staffordshire, WV5 0AA**

- 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 and Mrs Philip Braden against the decision of South Staffordshire Council.
 - The application Ref is 24/00194/FULHH.
 - The development proposed is a boundary wall with pillars and timber gates to driveway.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The development the subject of this appeal has already taken place. It is referred to below as "the development."

Main Issue

3. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal property is an extended two storey semi-detached dwelling. The dwelling is set well back from the road behind a wide grass verge and a parking area. The development the subject of this appeal forms a boundary between the grass verge and the dwelling's parking area.
 5. The appeal property is located in a residential area characterised by the presence of mostly one and a half and two storey detached and semi-detached dwellings, all set back behind the grass verge and with front gardens and/or parking areas.
 6. During my site visit, I noted that the presence of agricultural fields on the opposite side of Bridgnorth Road to the dwellings, along with hedgerows and occasional trees, combines with the above-mentioned grass verges and gardens to provide for a notably green, open and spacious character.
 7. Furthermore, during my site visit, I also observed that this sense of greenery, openness and spaciousness is enhanced significantly by the general absence of
-

tall, built front boundary features alongside the wide grass verge fronting residential properties.

8. Indeed, in this regard, the tall boundary wall, pillars and gates forming the development the subject of this appeal appear highly incongruous in an area where front boundaries more commonly comprise low walls, low fences and/or greenery in the form of hedgerows or planting.
9. This general absence of tall, built boundary features contributes notably to the area's sense of greenery, and spaciousness, as well as enhancing the area's distinctive and attractive open character.
10. Consequently, the incongruous appearance of the development detracts from the area's green, open and spacious attributes, identified above. It appears obtrusive and draws attention to itself as an alien feature, out of keeping with the area's identified qualities.
11. Taking all of this into account, I find that the development harms the character and appearance of the area, contrary to the National Planning Policy Framework; to South Staffordshire Core Strategy (2012) Policy EQ11; and to the Council's Design Guide Supplementary Planning Document (2018), which together amongst other things, seek to protect local character.

Other Matters

12. In support of their case, the appellants refer to other boundary features in the wider vicinity. However, none of these comprise developments and circumstances so similar to the proposal before me as to provide for direct comparison and in any case, I have found that the proposal would result in significant harm and this is not something that is mitigated by the presence of other developments elsewhere.

Conclusion

13. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR