



Appeal Decision

Site visit made on 20 August 2024

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 13 September 2024

Appeal Ref: APP/X1545/D/24/3346976

Inglenook, Birchwood Road, Purleigh, Essex, CM3 6RF.

- 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 Singh against the decision of Maldon District Council.
 - The application Ref is HOUSE/MAL/24/00222.
 - The development proposed is for improvements and alterations to boundary treatment to provide security for occupants.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposal on the street scene and the character and appearance of the area.

Reasons

3. Inglenook is a detached bungalow with a detached garage in front of the dwelling and to one side of the parking/turning area. It is one of a number of detached and semi-detached properties that face onto Birchwood Road. The boundary treatment in the street generally comprises hedges, low brick walls or timber and picket fences.
4. The appellant proposes adding metal railings to increase the height of the existing front boundary wall from 1.2 to 1.8 metres. It is also proposed to install a new sliding gate and pedestrian gate into the existing vehicular opening. The gates, which would also be 1.8 metres high would be infilled with timber affect solid uPVC panels.
5. Due to the proximity of the wall and gates to the road they would be very prominent in the street scene. As a result of the increase in height of the boundary wall it would be out of character with the low level and soft boundary treatments of neighbouring properties in the street. Similarly, the tall, solid gates infilled with uPVC panels would equality be out of keeping in this semi-rural and verdant location.
6. I appreciate that, as stated by the appellant changes to the character of an area reflect upon its established character over time. However, due to the increase in height, design together with the specification of inappropriate

materials such as uPVC fake timber boarding to infill the gates, and proximity of the boundary to the road the development would appear as an incongruous and unduly prominent feature in the street scene. The proposed wall as altered and the infill gates would therefore cause significant harm to the character and appearance of the area and thereby serve to denude its established character.

7. To allow the development as designed would therefore be contrary to the objectives of Policies D1 and H4 of the Maldon District Local Development Plan 2014-2029 (Adopted July 2017) and the National Planning Policy Framework as they relate to, amongst other things, the quality of development and the requirement for new development to respect and enhance the character and local context.

Conclusions

8. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Philip Willmer

INSPECTOR