



Appeal Decision

Site visit made on 18 December 2024

by D Cramond BSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 January 2025

Appeal Ref: APP/C3810/D/24/3348507

1 Fordwater Gardens, Yapton, BN18 0HU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Watson against the decision of Arun District Council.
 - The application Ref is F/2/24/HH.
 - The development proposed is the erection of new fence and new gates.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the locality.

Reasons

Character and appearance

3. The appeal property is a detached bungalow on a large corner plot at the entrance to Fordwater Gardens. This is a small housing estate of a generally 'open-plan' nature. The locality is one of established residential character and the buildings, spaces and landscape come together to create an area of pleasing appearance. The Appellant seeks to enclose the large part of the 'side' garden which fronts Burndell Road and take the approx 2-metre-high fence around part of the Fordwater Gardens frontage with a return back to the front corner of the dwelling.
 4. Regrettably the fencing would look alien and ill-at-ease on both road frontages. This prominent property was clearly part of the overall open plan estate concept, to which the vast majority of homes have adhered, and the fence would look a dominant interruption to that scene and to the locality's wider character. Despite some variation in boundaries to Burndell Road, there is simply nothing around which would be directly comparable here, and certainly not in Fordwater Gardens, and the scheme would be jarring on the eye and harmful to the visual merits of the wider area. The stark development would lack a suitable degree of subtleness and consideration of landscape.
 5. Policy D DM1 of the Arun Local Plan and Policy H1 of the Ford Neighbourhood Development Plan 2019 are relevant. Amongst other matters, these seek to ensure that development is of high-quality design with suitable scale and siting to be sympathetic to the character of a site and its surroundings and to deliver
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landscape with an appearance which reflects the local area. I conclude that the proposal would run contrary to these policies. It would also conflict with the pertinent aesthetic objectives of the Arun Design Guide, albeit this document could not be expected to cover every eventuality.

Other matters

6. I was sorry to hear of the Appellant's difficulties at pre-application stage and some possible mis-understandings. I understand the Appellant's wish and reasoning to fence-in the large side garden area and part of the front at this property. I can see that there is evidence of people on foot, bikes and cars adversely using the space. I also note that a number of statutory bodies have raised no objection to the scheme. However, I have carefully considered all the points raised by the Appellant and taken individually or together these matters do not outweigh the concerns which I have in relation to the main issue identified above. I do hope that a mutually agreed outcome can be found; I find it hard to believe that high level close boarded fencing is the only solution to the problems which the Appellant clearly encounters.
7. The National Planning Policy Framework has been considered and the development plan policies which I cite mirror relevant objectives within that document.

Overall conclusion

8. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the locality. Accordingly, the appeal is dismissed.

D Cramond

INSPECTOR