



Appeal Decision

Site visit made on 17 January 2025

by **N McGurk BSc (Hons) MCD MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 22 January 2025

Appeal Ref: APP/R0660/D/24/3354260

2 Green Field Way, Crewe, Cheshire East, CW1 4SS

- 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 Amala Velangani against the decision of Cheshire East Council.
 - The application Ref is 24/2250N.
 - The development proposed is erection of boundary fencing.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development is taken from the decision notice. The description of development provided on the application form sets out information in support of the proposal.
3. The development the subject of this appeal has already taken place.

Main Issue

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

Reasons

5. The appeal property is a two-storey detached dwelling. It is situated in a prominent location at the entrance to Green Field Way from Groby Road.
6. The appeal property is located in a residential area characterised by the presence of two-storey detached, semi-detached and terraced brick-built dwellings, set within a modern residential estate.
7. Dwellings tend to be set back from the road behind small gardens and/or parking areas. Notably, dwellings facing Groby Road are set back behind a grass verge, pavement, planting area, driveway and small gardens. This complements the presence of green paddocks, trees and hedgerows on the opposite side of Groby Road and provides for a notably green, open and spacious environment.
8. The appeal property is situated at the entrance to Green Field Way such that it fronts Green Field Way and has a side elevation facing Groby Road. It has a garden area to the front and rear, as well as to the side, alongside Groby Road.

9. The development comprises a tall close-boarded fence which serves to enclose the garden to the side of the appeal dwelling, alongside Groby Road. This results in the introduction of a solid physical barrier which appears as an incongruous form of development, in stark contrast to the notably green, open and spacious qualities of the area.
10. The tall, close-boarded fence serves to sever the visual link between the entrance to Green Field Way and the green, open and spacious qualities of Groby Road, beyond the appeal property. I find this to be to the severe detriment of the area's attributes.
11. Further, the harm arising from the above is exacerbated as a result of the prominent location of the appeal property at the entrance to Green Field Way, whereby the development draws the eye as an unduly dominant and visually intrusive feature.
12. Taking all of the above into account, I find that the development harms the character and appearance of the area, contrary to the National Planning Policy Framework; to Policies SD2 and SE1 of the Cheshire East Local Plan Strategy (2017); and to Policy GEN1 of the Cheshire East Site Allocations and Development Policies Document (2022), which together amongst other things, seek to protect local character.

Other Matters

13. In support of the proposal, the appellant considers that the fence maintains security and privacy and prevents the depositing of litter and waste. Whilst I note this, there is no substantive evidence before me to demonstrate that the development comprises the only way to address these matters.
14. Notwithstanding this and in any case, I have found that the development results in significant harm. Taking all of the above into account, I consider that this harm is not outweighed by the benefits of the development to the occupiers of the appeal property.

Conclusion

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

N McGurk

INSPECTOR