



Appeal Decision

Site visit made on 8 January 2025

by **G Ellis BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 29th January 2025

Appeal Ref: APP/J1535/D/24/3351205

Corner Garth, Nursery Road, Loughton IG10 4EF

- 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 A Laysmith against the decision of Epping Forest District Council.
 - The application Ref is EPF/1394/24.
 - The development proposed is replacement boundary walls, gates and railings
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Decision

1. The appeal is allowed, and planning permission is granted for replacement boundary walls, gates and railings at Corner Garth, Nursery Road, Loughton IG10 4EF in accordance with the terms of the application, Ref EPF/1394/24 subject to the following conditions: -
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans; 2322-100.15, 2322-200.15, 2322-200.15 Rev A, 2342-500.15 and 2342-600.15.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal property forms part of a linear row of properties to the eastern side of Nursery Road, with open countryside to the other side which is part of Epping Forest. It occupies a corner position wrapping along High View Close which is on a gradient with the rear of the property on higher ground.
4. The rear section of the side boundary is currently formed of close-boarded fencing, and at the time of my site visit, the rest of the boundary was comprised of temporary hoarding with work taking place on the dwelling. The previous low-level wall has been removed.
5. The style of properties along Nursery Road varies, and many have been altered and extended, creating large, detached houses. Set back from the road there is variation to the form of the front boundaries. Whilst the Council indicate the area has an open plan layout, and the neighbouring properties immediately to the northeast do have open frontages, there are numerous properties which have more

defined boundary treatments and visual enclosure. This includes some high close-boarded fences and other solid structures, although generally, a level of openness and greenery is maintained with railings on top of walls of a modest height with hedging behind, providing a sense of space and contributing to the verdant character of the area.

6. The proposed solid boundary wall would have a low height between the piers, with the upper section comprising wrought iron railings. The brickwork would match the property, and similar treatments are found on the corners of Nursery Road with Albion Hill and Little Dragons respectively. Thereby, while creating a continuous length of enclosure to the property, there would be cohesion and consistency to the boundary, and I do not find that it would be an overly intrusive feature.
7. There is a transition taking place to the properties along Nursery Road, and with the alterations, there appears to be greater height and definition to the boundaries. With an overall height of approximately 1.5m, the proposed treatment would be lower than some other boundaries found in the locality, and it would reflect what is a prevalent form with a level of visual openness retained and the potential for planting within the garden.
8. Therefore, I find that the development would harmonize with the character and appearance of the area and accord with the provisions of policy DM9 of the Epping Forest Local Plan 2023, which seeks a high-quality design that respects the property and its setting.

Other Matters

9. As part of my considerations, I have had regard to the representations of Loughton Town Council. Visibility splays and access points have been shown on the plans, and the Council, advised by Essex Highway, have found the arrangements acceptable, and I have no reason to disagree.

Conclusion

10. I therefore conclude that the appeal should be allowed, subject to conditions to ensure compliance with the statutory requirements relating to the commencement of development and the plans for certainty.

G Ellis

INSPECTOR