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## Appeal Decision

Site visit made on 15 April 2025

by **Martin H Seddon BSc MPhil DipTP MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 24 April 2025**

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**Appeal Ref: APP/T2350/D/25/3360350**

**2 Woodside Road, Simonstone, Lancashire BB12 7JG**

- 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 Stephen Woodcock against the decision of Ribble Valley Borough Council.
  - The application Ref is 2024/0801.
  - The development is erection of a 2 metre tall fence along a portion of the eastern boundary adjacent to the highway and footpath.
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### Decision

1. The appeal is allowed and planning permission is granted for erection of a 2 metre tall fence along a portion of eastern boundary adjacent to the highway and footpath at number 2 Woodside Road, Simonstone, Lancashire BB12 7JG in accordance with the terms of the application, Ref 2024/0801, and the plans submitted with it.

### Preliminary Matter

2. The fence was erected prior to the application to the Council. The eastern part of the boundary fence requires permission as it is located at the rear of the highway footway.

### Main Issue

3. The main issue is the effect of the fence on the character and appearance of the streetscene and surrounding area.

### Reasons

4. Number 2 Woodside Road is a detached dwelling located within a residential area. The houses are laid out in estate style with dwellings set back from the network of roads. Boundary treatment varies throughout the residential area, including low walls, hedges, and timber fences of differing styles. In general, the open character of house frontages has remained, but there are significant lengths of high timber boundary fences next to the footway at Harewood Avenue and Haugh Avenue.
5. The fence that has been erected at the appeal site has good quality, regular pale coloured timber panels which step down in accordance with the slope of Dawson Avenue. The fence may be seen in conjunction with sections of pale and dark

timber panelled fencing, with concrete posts, at the neighbouring dwelling of number 26 Harewood Avenue. There is also pale brown timber fencing, with hedging above, at 12 Beasley Avenue, terminating the view down Dawson Avenue from the appeal site.

6. The fencing at the appeal site has reduced the openness of the estate at the junction of Woodside Road and Dawson Avenue, although an area of grass has remained at the front of the plot. However, the boundary fence does not appear out of character because of the existing fencing in the immediate vicinity.
7. In view of the context set by other high timber boundary fencing at this part of the estate I consider that the fence is appropriate in scale and design and causes no significant harm to the character and appearance of the street scene and surrounding area.
8. The development therefore does not conflict with policy DMG1 of the Ribble Valley Core Strategy which seeks to ensure that development is sympathetic to existing land uses in terms of its size, intensity, and nature as well as scale, massing, style, features, and materials.
9. As the development has been completed, and the decision at paragraph 1 above refers to the submitted plans, I consider that there is no need to apply any specific conditions.

### **Conclusion**

10. The development complies with the development plan as a whole and should be allowed.

*Martin H Seddon*

INSPECTOR