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## Appeal Decision

Site visit made on 16 May 2025

by **Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 25 July 2025**

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**Appeal Ref: APP/P0119/D/25/3366671**

**48 Down Road, Winterbourne Down, Gloucestershire BS36 1BZ**

- 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 Adam Rowland against the decision of South Gloucestershire Council.
  - The application Ref. is P25/00056/HH.
  - The development proposed is the erection of a 1.7m fence above the rear garage at 48 Down Road, Winterbourne Down, Gloucestershire BS36 1BZ (retrospective).
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### Decision

1. The appeal is allowed, and planning permission is granted for the erection of a 1.7m fence above the rear garage at 48 Down Road, Winterbourne Down, Gloucestershire BS36 1BZ in accordance with the terms of the application, Ref. P25/00056/HH and the plans submitted with it, subject to the following conditions.
  - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 2151.PL.200 & 2151.PL.201;
  - 2) Details of the finished treatment and colour of the fence hereby approved shall be submitted in writing to the Local Planning Authority ('the LPA') within one month of this Decision. The approved details shall be carried out within one month of notification of approval by the LPA and thereafter retained and maintained in that condition for the lifetime of the fence and shall be applied to any future replacement fence.

### Main Issue

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

### Reasons

3. I saw on my visit that together with some of its neighbours the appeal dwelling at No. 48 Down Road backs on to Church Road at a significantly lower level. Double garages and parking forecourts serving the properties in Down Road are a feature of this part of Church Road with a variety of boundary treatments, external materials, and surfaces.
4. The rear garden of the appeal property has been extended to include the flat roof of the garage and having regard to its elevated position relative to Church Road the fence is required for both safety and privacy reasons. There are many examples of wooden fences in the area, but the difference in this case is its siting on a garage roof combined with its painted grey colour and this does make it stand out.

5. Nonetheless, in the light of the aforementioned variety of this part of the street scene I see no objection in principle to the fencing, which with its horizontal wooden lats and seen together with the rendered cement walls has a somewhat contemporary feel. Furthermore, the alternatives to it would be likely to draw the eye and more negatively perceived.
6. For example, if the rear garden were to be shortened to leave the garage with its flat roof open to views in Church Road, I consider this would be detrimental to the street scene. Alternatively, the replacement of the fence by a rendered wall, assuming that this were structurally feasible, would increase the perception of bulk and be overbearing in views along Church Road. I have also taken into account that in public consultations on the application, no objections have been made by neighbours and the Parish Council.
7. On balance I consider that the fence does not have an adverse effect on the character and appearance of the area. Accordingly, there would be no unacceptable conflict with Policy CS1 of the South Gloucestershire Council Core Strategy 2006-2027 adopted 2013; Policies PSP1 & PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan 2017; the Council's Household Design Guide SPD 2021, or with Government policy in Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework, revised December 2024.
8. I shall therefore allow the appeal. However, I do have a concern that if the condition of the fence deteriorates, including the surface treatment peeling off, its elevated position would result in its appearance having a particularly harmful effect on the appearance of the street scene of Church Road. I have therefore adapted the appellant's suggested condition to retain visual amenity.

*Martin Andrews*

INSPECTOR