



Appeal Decision

Site visit made on 8 August 2025

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 August 2025

Appeal Ref: APP/H0738/D/25/3366240

25 St. Brides Court, Ingleby Barwick, Stockton-on-Tees TS17 5HF

- 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 David Grange against the decision of Stockton-on-Tees Borough Council.
 - The application Ref is 24/2143/RET.
 - The development proposed is erection of 0.9 metre high fence to the front.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of 0.9 metre high fence to the front at 25 St. Brides Court, Ingleby Barwick, Stockton-on-Tees TS17 5HF in accordance with the terms of the application, Ref 24/2143/RET and the plans submitted with it.

Procedural Matter

2. The application made clear that the scheme had been submitted retrospectively, the development was in place at the time of my site visit I have dealt with the proposal accordingly.
3. The Council changed the description of development from that referenced in the application form, I note that the appellant also uses this on the appeal submission. I have adopted a version of the revised description of development omitting reference to the proposal being retrospective.

Main Issue

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

Reasons

5. The appeal site is a detached two storey property within a predominantly residential area, which has an open plan appearance. I understand that permitted development rights have been removed restricting the installation of boundary enclosures.
6. The appeal site sits at the head of a cul-de-sac, with the fence located along the shared front boundary with the neighbouring property No. 23 St. Brides Court. The fence is a simple black thin metal railing. Due to the design, scale and location the fence does not restrict views and does not result in the diminishment of the open plan characteristics of the area.

7. With regard to the potential precedent for similar proposals, should the proposed development be allowed. Each development must be considered on its individual merits, and I have reached my conclusion based on the individual merit of the appeal proposal.
8. I find that the development does not harm the character and appearance of the area. There is no conflict with Policy SD8 of the Stockton-on-Tees Borough Council Local Plan (2019) which seeks amongst other things to ensure developments are of high-quality design having regard to the local context.
9. There is also no conflict with the National Planning Policy Framework (2024) which seeks to ensure developments are of good design appropriate and sympathetic to their surroundings.

Conclusion

10. For the above reasons I conclude that this appeal should be allowed.
11. Conditions relating to standard time limit for commencement of development, plans to be adhered to and materials to be used are not relevant or necessary as the development is complete.

Chris Pipe

INSPECTOR