

Appeal Decision

Site visit made on 3 September 2025

by D Cramond BSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 September 2025

Appeal Ref: APP/H1705/D/25/3370072

2 Hides Close, Whitchurch, Hampshire RG28 7HW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Margaret Fahey against the decision of Basingstoke and Deane Borough Council.
 - The application Reference is 25/00196/HSE.
 - The development proposed is the erection of 600mm trellis supported by 1.5m timber posts atop a 900mm close board fence.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of 600mm trellis supported by 1.5m timber posts atop 900mm close board fence at 2 Hides Close, Whitchurch, Hampshire RG28 7HW in accordance with the terms of the application, Reference 25/00196/HSE, subject to the following condition:
 1. The development hereby permitted shall be implemented in accordance with the following drawings: Location Plan, Block Plan, Trellis Panel Drawing & HC/01 Typical Fence Panel drawing.

Preliminary Matter

2. The work has been partially completed; this does not alter the way in which I assess the scheme.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the locality.

Reasons

Character and appearance

4. The appeal property is a detached two storey home in a small cul de sac scheme which comes off the busy Winchester Street. It is unusual in that its rear garden runs up to the main road rather than the home fronting this street. Immediately adjoining the property is a former petrol station now car sales area and locally there some commercial premises and in the main a variety of
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house types which, with their elevational form and frontages generally form a pleasing scene of established character.

5. The site lies within the Whitchurch Conservation Area. There is a duty imposed by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is reflected within Policy EM11 of the Basingstoke & Deane Local Plan 2011-2029 (LP) which takes the same approach and includes a range of elaborating criteria.
6. For the reasons that the appeal property has its private amenity space to the front, lies alongside commercial premises rather than having a solely residential context, and has a (modest) grass verge at the abutting highway this dwelling is not the typical dwelling found on this street. I can also appreciate why a degree of privacy and security are at the forefront the Appellant's mind.
7. The wider streetscene is generally pleasing showing a verdant character or visually subtle usually low-level back edge of highway boundaries. Whilst different in form to the norm I am satisfied that the appeal scheme would not be jarring on the eye or markedly out of character. The solid fencing would be modest in height and the trellising would appear as relatively visually light weight. From my observations within the site of both the existing planting and the favourable ground levels, significant vegetation will be visible through the trellis and I have no reason to doubt that there is likely to be relatively rapid entwining of greenery through the trellis structure and perhaps over some of the base fencing.
8. I am satisfied that this scheme would not look out of place or be harmful to local character and appearance along this well-used road or as part of the town's Conservation Area. In my opinion the design would be acceptable.
9. In the circumstances I conclude that the proposal would not run contrary to the aims of S72(1) of the Act or conflict with LP Policy EM11. There would be preservation of the Conservation Area. I also conclude that the scheme would not conflict with LP Policy EM10 or Policies GD1 or LD3 of the Whitchurch Neighbourhood Development Plan 2014 to 2029 which, taken together and amongst other matters, seek well-designed development with appropriate aesthetic attributes, a reinforcement of the character of the town, and protection of landscape qualities. I would also deem there to be no breach of the over-arching *objectives* of the Whitchurch Conservation Area Appraisal Management Plan or with the Heritage Supplementary Planning Document (2019) albeit this guidance cannot be expected to cover every detailed eventuality.

Conditions

10. The Council suggests a condition that works align accordance with listed, approved, plans; I agree with this, to provide certainty. Given that works have been partially undertaken I see no need for a standard commencement condition and similarly all materials and finishes are well specified within the application material and thus a planning condition on these matters is not necessary.

Other matters

11. I should add that I dealt with a previous appeal proposal for fencing at this site (Ref APP/H1705/D/24/3339846). Whilst I found that 2023/24 submission to be aesthetically unacceptable, I am fully satisfied that the current appeal proposal, incorporating the trellis arrangement, would be appropriate in the streetscene.

Overall conclusion

12. For the reasons given above I conclude that the appeal proposal would not have unacceptable effects on the character or appearance of the locality. Accordingly, the appeal is allowed.

D Cramond
INSPECTOR