

Report to Planning Committee

Application Number: 2017/0114

Location: 8 Fairfield Drive, Newstead.

Proposal: Retention of fence on north eastern section of front boundary of property.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 17th March 2017 on the following grounds:

1. In the opinion of the Borough Council, the proposal to retain the fence at no.8 Fairfield Drive, as a result of its position, design and loss of open frontage, results in an incongruous feature in the streetscene and has an adverse impact on the character of the area and fails to take the opportunity to improve the character of the area. The proposed development therefore fails to accord with Policies ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), advice contained within the National Planning Policy Framework and Policy 10 of the Gedling Borough Aligned Core Strategy.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been **dismissed**. The Inspector concluded that although the fence does not enclose the entire site, it is on a prominent part of the road frontage and close to a corner leading to a cul-de-sac. The erected fencing is out of keeping with the high quality character of the estate where the layout and arrangement of boundaries is generally open plan or enclosed by walls. The fencing also detracts from the attractive landscaping within the area, adding to its incongruous appearance. The harm to the appearance of the area and the failure to improve its character is contrary to Policy ENV1 criterion 'a' of the Gedling Borough Aligned Core Strategy and the requirement of the Framework for good quality design with which the Council's policies are consistent.

Recommendation:

To note the information.