

Report to Planning Committee

Application Number: 2023/0275

Appeal Ref: APP/N3020/D/23/3328184

Site Address: 91 Main Street, Burton Joyce

Application description: Driveway gates and side gate to front garden (retrospective)

Case Officer: Joe Mitson

The planning application was refused permission on the 2nd June 2023 for one reason under delegated powers, as set out below:

The boundary fence and gate, by reason of height, design and siting, represents an inappropriate means of enclosure, occupying a prominent location adjacent to the highway. The fence and gate are visually unacceptable, being harmful to the site, street scene and locality. The development is therefore contrary to Section 12 of the NPPF and Policy 10 of the Aligned Core Strategy.

The appeal was dismissed with the Inspector having considered the key issue outlined below.

The Inspector identified the only issue as being the effect of the proposal upon the character and appearance of the dwelling and street scene. It was noted the dwelling sits within a small group of informally laid out 'cottage' dwellings set differently in relation to the road and that front boundary treatments to properties in this group are predominantly low in height of various materials such as palisade fencing, metal railings and stucco or stone walling. These create an open and relaxed feel to the street scene which provides a generally vernacular appearance of the group which is complemented in places by hedging which introduces valuable softening into the street scene.

The Inspector stated the proposed retention of the high timber gates and associated posts/fencing across the full width of frontage to No.91 present an unrelentingly hard sense of enclosure at the back of pavement. The Inspector noted the desire to enclose the relatively deep front garden due in part to the absence of private space at its rear and overlooking from the street but considered there are alternative ways to address such issues as privacy and security without introducing visually disruptive elements.

As a result, the appeal has been dismissed.

Recommendation: To note the information.