

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/D/11/2158551
Planning Application	11/0347-SG
Proposal	Removal of existing 2.4m hedgerow and fence along boundary line of No. 8 and replace with 2.1m fence
Location	8 Coniston Close, Bromsgrove, B60 2HR
Ward	Slideslow
Decision	Refused (Delegated decision) - 9th June 2011

The author of this report is Stacey Green who can be contacted on 01527 881342 (e-mail: s.green@bromsgrove.gov.uk) for more information.

Discussion

The development proposed was for the removal of an existing 8ft hedgerow and fence along the boundary line of no. 8 Coniston Close, and the installation of a 7ft (2.1m) high timber close-boarded fence complete with gravel board and concrete post along the boundary line of 8 Coniston Close.

The application was determined under delegated powers and refused on the basis of harm it would cause to the visual appearance and character of the street scene. The reason for refusal is noted below:

1. By virtue of its scale, materials and position, the proposal would unduly harm the visual appearance and character of the existing street scene which would be contrary to policies DS13 and S10 of the Bromsgrove District Local Plan January 2004 and to the advice contained within Supplementary Planning Guidance Note 1 - Residential Design Guide.

The Inspector noted that part of the character of Coniston Close was formed by the presence of mature trees in the street and in private garden, grassed verges and amenity areas, and from domestic planting in the front gardens of many of the dwellings, which contribute to the quality of the estate. It is noted that in Coniston Close in particular there is little in the way of roadside landscaping and that the hedge along no. 8 makes a positive contribution to the sylvan character of the area.

The Inspector agreed with the Council that the replacement of the hedge with a tall fence would appear as stark and would make this part of the close less green and attractive. The Inspector did not consider that the planting proposed behind the fence would adequately mitigate the serious harm that would be caused by the development.

Whilst the Inspector observed a few examples of fences which abutted the road or footway that tended to have an severe appearance in the street scene, that were considered to be out of keeping with the softer mix of fences and greenery which typify the area. As such, the Inspector did not consider that these were good examples to follow.

Overall, the Inspector found that the proposal would result in serious harm to the character and appearance of the surrounding residential area and would conflict with policy DS13 of the BDLP.

It was therefore determined that the appeal should be dismissed.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **DISMISSED** (27th October 2011).

Recommendation

The Committee is asked to RESOLVE that the item of information be noted.