

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00262/FUL
LOCATION:	2 Foxglove Road, Newthorpe, NG16 2BG
PROPOSAL:	Erect a 1.8m high closeboard fence, timber posts and gates, around the perimeter of the property

ORIGINAL RECOMMENDATION BY OFFICER - REFUSE

ORIGINAL REASON FOR REFUSAL - The proposed fence by virtue of its height and design would be overly prominent in the street scene along Foxglove Road, which is characterised by open frontages, and out of keeping with the predominantly open character of the existing corner plots in the surrounding area. The proposal would therefore be harmful to the street scene and out of keeping with the character of the area, contrary to the aims of the Broxtowe Aligned Core Strategy (2014) Policy 10 and Broxtowe Part 2 Local Plan (2019) Policy 17.

LEVEL OF DECISION: DELEGATED**APPEAL DISMISSED**

The application was refused due to the height and design of the proposed fence in relation to the prominent and open corner plot of the application property. The area surrounding Foxglove Road is characterised by open frontages, with corner plots in particular having low level boundary fences and hedging. The proposal for a 1.8m high fence was therefore considered to be harmful to the street scene and out of keeping with the character of the area.

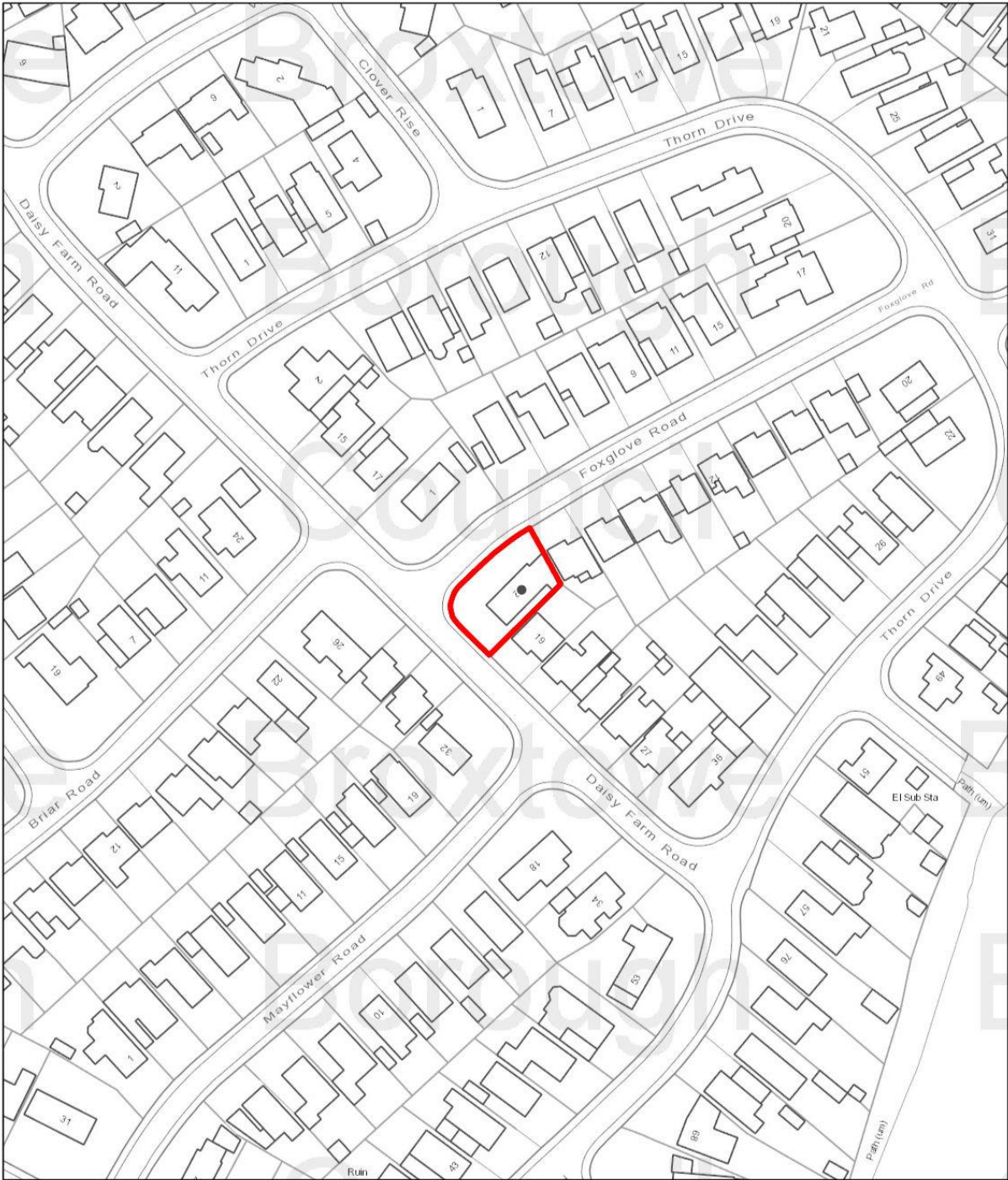
The Inspector noted that the proposed fence would enclose much of the perimeter of the application site and it would be a stark, prominent addition to the street scene. It was noted that the fence would appear out of keeping because of its height, length and solid nature, and therefore it would not reflect the open character of the area.

The Inspector noted that whilst some properties within the street scene have higher fences and timber fencing, these features only enclose parts of plots and therefore do not detrimentally impact the open character of the street scene. The Inspector also noted some more prominent fencing in the wider area but noted that these looked out of place and did not reflect the surrounding open plots.

In response to the applicant's claim that the fence was required to provide a safer and more secure environment for their children to play, the Inspector noted that little weight can be attached to such personal circumstances as these can change over time whereas the development would remain long after such circumstances had ceased. Moreover, he noted that no evidence had been presented to indicate that the area suffers from high crime levels or that it would be inherently dangerous for children to play in the garden without a high fence. The inspector therefore considered that this matter would not outweigh the harm identified.

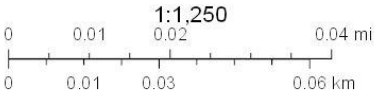
The Inspector concluded that the proposal would have an unacceptable visual effect on the character and appearance of the area and consequently the scheme would conflict with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

20/00262/FUL - 2 Foxglove Road, Newthorpe



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 Site



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