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## Appeal Decision

Site visit made on 7 December 2015

by **J L Cheesley BA(Hons) DIPTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 December 2015

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### Appeal Ref: **APP/J1535/D/15/3133548**

### **2A Summerfield Road, Loughton, Essex IG10 4QD**

- 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 Mr Aaron Cresswell against the decision of Epping Forest District Council.
  - The application Ref PL/EPF/0749/15 was refused by notice dated 1 July 2015.
  - The development proposed is the erection of a boundary wall with metal railing above and metal sliding gate.
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### Decision

1. The appeal is dismissed.

### Main Issues

2. I consider the main issues to be:

the effect of the proposal on the character and appearance of the surrounding area; and

the effect of the proposal on setting a precedent for similar development in the area.

### Reasons

3. The appeal property lies within a predominately residential area where front boundaries are characteristically low walls or open in character. The side boundaries of properties on the corner to Spring Grove have close boarded fences. Otherwise, the character of the frontages of properties in Summerfield Road is that of openness. Where there are metal railings, they are low and retain the open character of the front gardens.
4. The proposal includes railings above a front boundary wall with a combined height of some 1.80 metres. In addition, there would be a metal automated sliding gate.
5. From my observations, due to the scale, height and design of the proposal, I consider that it would appear unduly dominant in this open frontage streetscene, to the detriment of the character and appearance of the surrounding area.

6. For the above reasons, the proposal would be contrary to Policy DBE1 in the Epping Forest District Adopted Plan (1998) and Policy CP2(iv) in the Local Plan Alterations (2006), with regard to development respecting and enhancing its setting.
7. I consider the Council's policies referred to above are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's core principles; particularly that planning should be taking account of the different roles and character of an area.
8. I note the Council has raised concern regarding precedent. I have determined the proposal before me on its individual merits but acknowledge that to allow the appeal would make it difficult for the Council to resist similar proposals.

*J L Cheesley*

INSPECTOR