

## **APPEALS SUMMARY- JANUARY**

### **3PL//2018/0627/ Hou (7, Garlondes, East Harling, NR16 2NN)- Erection of fence**

#### **DISMISSED**

The proposed fence would be set back from the highway sufficiently to satisfy the requirements of the Highway Authority and, consequently, a small grassed strip of land would remain. However, the extent of the fencing running the full length from level with no 7's frontage to the rear boundary would largely enclose the existing open aspect to the side of the property and would harmfully affect the character and appearance of the street scene.

The Inspector concluded that the proposed fence would cause unacceptable harm to the character and appearance of the street scene and so would be contrary to Policies DC1 and DC16 of the Council's Core Strategy and Development Control Policies document which, respectively, concern the protection of amenity and high design standards, including the effect on local character. These policies are consistent with the National Planning Policy Framework.

Given the Inspector's findings concerning the effect on the character and appearance of the area, he accepted that for those residents overlooking the side of No 7, the changes sought would also harmfully affect their outlook, adding weight to the harm found with the main issue. However, concerns about the effect on property value is not a planning matter.

The appeal was accordingly dismissed.