

DARLINGTON BOROUGH COUNCIL

APPEAL AGAINST REFUSAL FOR PLANNING PERMISSION

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| APPLICATION REF. NO: | 23/00311/FUL |
| APPEAL REF. NO: | Appeal Ref: APP/N1350/D/23/3328781 |
| LOCATION: | 2 Fox Close Hurworth Place Darlington DL2 2HG |
| DESCRIPTION: | Erection of a 1.83m high timber fence to side and rear boundary (as amended by plan received 13/06/2023) |
| APPLICANT: | Mr Geoff Wood |

ASSISTANT PLANNING OFFICER: PATRICIA BASTON

BRIEF SUMMARY:

1. The main issues are the effect of the proposed development on the character and appearance of the area and the impact of the proposed development on highway safety.

KEY POINTS TO NOTE:

2. Appeal site is a semi-detached, extended bungalow on a corner plot situated at the entrance to a cul-de-sac on a 1960's open plan residential estate, where properties are generally free of boundary treatments to delineate ownership. In the vicinity of the appeal site, there are a mix of bungalows and 2 storey dwellings, which have been constructed in a mixed palette of materials.

REASON(S) FOR REFUSAL:

3. The proposed fence, by reason of its prominent siting, form, height and length, would have a significantly harmful impact on, and would be detrimental to, the existing visual amenities and the open character of the area. Furthermore, the proposed fence does not allow for sufficient safe intervisibility between the parking area and the public highway and would therefore be prejudicial to highway safety. The proposal is therefore contrary to Policies DC1 and IN4 of the Darlington Local Plan (2016-2036).

APPEAL ALLOWED:

4. The 1.83m high fencing would be comparable with other fencing which encloses corner plots within the housing estate and is considered to be in keeping with the

residential character reflecting fencing which has been erected within the immediate locality, with regard to materials, alignment and height and therefore accords with Policy DC1 of the Darlington Local Plan (2016-2036).

5. Whilst the fence would enclose the driveway and restrict visibility, the risk of conflict from the reduced visibility is limited and would not impact highway safety and is therefore in accordance with Policies DC1 and IN4 of the Darlington Local Plan (2016-2036).
6. Proposal would not conflict with the development plan when read as a whole and there are no other considerations which outweigh this finding and for the reasons given, the appeal succeeds.