

Appeal Decision

Site visit made on 26 October 2020

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25/11/2020

Appeal Ref: APP/L3815/W/20/3254863

Barton Farm, The Forestry Road, Plaistow, RH14 0PA

- 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 & Mrs I Sexton against the decision of Chichester District Council.
 - The application Ref PS/20/00926/FUL, dated 6 April 2020, was refused by notice dated 17 June 2020.
 - The development proposed is the erection of replacement timber entrance gate.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of replacement timber entrance gate at Barton Farm, The Forestry Road, Plaistow, RH14 0PA in accordance with the terms of the application, Ref PS/20/00926/FUL, dated 6 April 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drg Nos 1623/20/P/01Py and 1623/20/P/02Py.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The Forestry Road is a narrow rural lane, but one where dwellings exist at intervals within the area and where typical residential paraphernalia, including gated entrances, are seen.
4. The proposal is to replace an existing five-bar gate associated with Barton Farm with a pair of timber gates. Their solid form, with a sculpted arched top, would resemble those used nearby for residential driveways. Despite serving access

to a paddock as opposed to a residential driveway, their appearance would not be alien or entirely out of place within their wider setting. In addition, they would be deeply recessed behind the narrow road's edge and largely screened from sight in the vistas along The Forestry Road by the hedgerows and other mature vegetation that generally prevails. Their presence would not be fully seen other than from views head on, and even then within the context of other ornate entrance gates that I saw positioned at the terminal end of Poundfield Lane, a similar road in appearance and character which runs parallel to The Forestry Road, with both highways interconnected by a pedestrian link at this point.

5. My impression overall is that, by reason of their position, appearance, and materials, the gates would merely reflect the established pattern of sporadic gated entrances in the locality, with minimal impact on the landscape and rural character of the area. In this regard the development would comply with the design standards required by Policies 33 and 45 of the Chichester Local Plan: Key Policies 2014-2029 for residential development and development in the countryside. For this same reason I find no conflict with the National Planning Policy Framework's objective of achieving well-designed places.

Conditions

6. A condition specifying the relevant plans is necessary as this provides certainty. The Council has suggested a condition requiring details of the materials to be used but the application unambiguously proposes a set of timber gates and therefore no such condition is necessary.
7. I have noted a suggestion by Plaistow and Ifold Parish Council for a condition that would tie the gates to Barton Farm, but I do not see why this would be necessary. Neither would it serve any purpose that would be relevant to planning.

Conclusion

8. For the reasons given, I conclude that there would be no harm to the character or appearance of the area. Accordingly, and in the absence of any other conflict with the development plan, the appeal is allowed.

John D Allan

INSPECTOR