



Appeal Decision

Site visit made on 17 August 2006

by Susan A F Simpson

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

WAVERLEY B.C.
BOROUGH PLANNING
DEPT.

2006 - 1 SEP 2006 RECD

DATE ACK

LLB

RECEIVED

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date: 31 August 2006

Appeal Ref: APP/R3650/A/06/2016865/WF

Oak Cottage, Knowle Lane, Cranleigh, Surrey GU6 8JN

- 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 and Mrs Saunders against the decision of the Waverley Borough Council.
- The application (Ref WA/2005/2402), dated 24 October 2005, was refused by a notice dated 24 April 2006.
- The development proposed is described in the application as a proposed new boundary wall and fence and re-instatement of vehicular access.

Decision

1. For the reason given below I dismiss the appeal.

Reasons

2. I saw on my visit that the hedge and close boarded fence which previously screened the appeal dwelling from the road have been removed and that various works associated with the re-instatement of a vehicular access, the erection of a low level brick wall and some planting have already taken place at the site.
3. Details of the proposed scheme before me are shown on drawing No 04/34/9A. This identifies the provision of a 215mm high facing brick wall, the planting of a new double beech hedge to the rear and the erection of a vertical boarded timber fence between the rows of hedges. In addition, an original vehicular access is to be re-instated at the southern end of the property where it would benefit from new timber gates and brick gate piers.
4. I formed the view that the roadside vegetation and the boundary hedges belonging to most of the dwellings fronting this part of Knowle Lane are consistent with, and contribute to, the rural character of the area. I am satisfied that the dense expanse of fencing and brickwork together with the height of the piers and gates would, collectively, represent an urban intrusion that would be in stark contrast to the prevailing rural qualities of this country lane. In my opinion the overall effect of the scheme would harm the character and appearance of this area contrary to Policies D1 and D4 of the adopted Local Plan.
5. There is no indication on the drawing as to the visibility splay that can be achieved at the southern access. Thus, on the basis of the information before me and my own observations, I consider that the erection of the proposed fence behind and above the full length and alignment of the boundary wall would be likely to impede adequate visibility of approaching traffic from the north. Given that, at the time of my unaccompanied site visit, the lane was well used and some vehicles approaching from the north were travelling at

relatively fast speeds, I conclude that, until such time as it can be established that a safe standard of visibility can be achieved at this access, its re-use as part of the proposal would be prejudicial to highway safety contrary to Policy M2 of the adopted Local Plan.

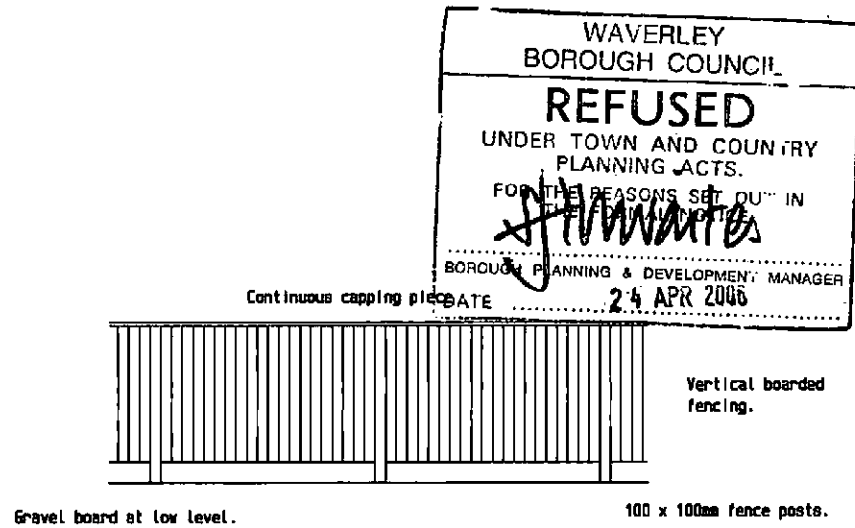
6. In reaching my decision I have taken into account all the matters that have been raised, including the appellants' intention to re-use the former boundary fence and to screen it with beech hedging. In this respect, I saw that some of the hedging that has already been planted is in a poor condition and appears to be dying. Whilst I appreciate that this may, in part, be due to the weather conditions that have been experienced this summer, its current condition confirms, in my opinion, that such landscaping cannot be relied upon as a satisfactory and permanent form of screening for the fence.
7. I am also aware that, in the past, the southern access at the site would probably have been utilised to exit from the property, but my conclusion concerning its future use has been reached having regard to the prevailing highway conditions that currently exist along Knowle Lane. Thus, having considered all the evidence before me including the requirement for the fencing to improve security and provide a degree of sound insulation from the road traffic noise, I find that none of these matters are of sufficient weight to alter the conclusions I have reached.

S A F Simpson

INSPECTOR

05/2402

25 NOV 2005



Typical Elevation of Fence (Road Elevation).
Scale 1:50

Oak Cottage, Knowle Lane, Cranleigh.