Appeal Decision

Site visit made on 15 January 2007

by Susan A F Simpson LLB

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

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Date: 31 January 2007

Appeal Ref: APP/Z3825/A/06/2027642
Fairfield Stud, Guildford Road, Broadbridge Heath, Horsham RH12 3PG

- 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 J B Charman against the decision of the Horsham District Council.
- The application (Ref DC/06/1008), dated 18 April 2006, was refused by a notice dated 15 June 2006.
- The development proposed is described in the application as replace existing gates and fence with new metal gates and brick wall to meet with existing hedge.

Decision

1. For the following reasons, I hereby allow the appeal and grant planning permission to replace existing gates and fence with new metal gates and brick wall to meet with existing hedge at Fairfield Stud, Guildford Road, Broadbridge Heath, Horsham RH12 3PG in accordance with the terms of the application (Ref DC/06/1008) dated 18 April 2006 and the accompanying drawings but subject to the following conditions:-

   1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.

   2) No work shall take place until samples of the materials to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reasons

2. The entrance to Fairfield Stud is situated just off a main roundabout providing access to an industrial estate and opposite a large lay-by where I saw a mobile catering unit and a predominance of parked vans and HGVs. The amount of hard surfacing, the industrial nature of the nearby built development and the degree of vehicular and commercial activity associated with this section of the A281 satisfies me the "suburban" appearance of the proposed metal gates and brick wall would not be incongruous or alien within the context of these surroundings. In my opinion the development would not conflict with the objectives of Policies EDC1 and CS1 of the adopted Local Plan.

3. I consider the suggested condition relating to materials is reasonable and necessary to ensure that the development satisfactorily integrates into its host environment. However, as I have concluded that the design and form of the development is acceptable in this location, I see no reason or justification for the imposition of landscaping conditions.

4. In arriving at my decision I have taken into account that, past the appeal entrance, the area does display the rural characteristics described by the Council and note the reference to other similar schemes that exist further along the A281. I have also had regard to the incidents of theft that have taken place at Fairfield Stud and that as the appeal has been allowed, no further assessment needs to be made as to the appellant's rights under the Human Rights legislation. Having noted and taken into account all of these matters I find none alter the conclusions I have reached.

S A F Simpson

INSPECTOR