



## Appeal Decision

Site visit made on 8 January 2008

by **Graham E Snowden** BA BPhil Dip  
Mgmt MRTPI

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

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Decision date:  
16 January 2008

**Appeal Ref: APP/H0738/A/07/2055211**

**16 Lax Terrace, Wolviston, Billingham, Cleveland TS22 5LE**

- 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 Chris A Edmenson against the decision of Stockton-on-Tees Borough Council.
- The application Ref 07/0113/FUL, dated 16 January 2007, was refused by notice dated 24 April 2007.
- The development proposed is the addition of wall strengthening pillars to perimeter wall.

### Decision

1. I dismiss the appeal.

### Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the street scene and the wider Wolviston Conservation Area.

### Reasons

3. A more accurate description of the proposed development is given by the appellant in the appeal documentation i.e. the extension of existing wall pillars from 1.4m to 1.8m to accommodate 1.8m wooden gates to foot gate and driveway.
4. Lax Terrace lies parallel to High Street running through the centre of the former village, which has been swallowed up within the Teesside urban area, but still maintains some of its village character. It is flanked by a mix of residential properties ranging from older terraced properties, some taking directly off the back of footway, to several large modern detached dwellings, such as the appeal property. Front boundary treatments are equally varied, including hedges, brick walls and panelled wooden fences, but are generally simple and discreet in terms of design and materials.
5. The existing front wall to the appeal premises, which appears to have been built under the terms of a 2006 permission (ref: 06/1263/FUL), is generally under 1.2 metres in height, with 8 art-stone capped pillars rising above the general wall level by approximately 0.2 metres. There are other higher walls in the area, notably the red brick wall along the frontage of no.18. However, that is of a continuous height and in a material, which blends more successfully with the traditional character of the area. The raised pillars are essentially a

suburban feature, typical of modern developments, which do not fit in easily with their surrounds. The impact on the street scene is emphasised by the use of a buff-coloured stock brick, which is not used elsewhere in the area and stands out in its context.

6. Whilst the side wall to the property has pillars of the height now proposed, which support intervening timber panels, I consider that the provision of raised pillars on the frontage to accommodate large gates, which would project significantly above the general level of the flanking walls would result in an over-elaborate appearance, compounding what is already a conspicuous and dominating element in the street scene. I consider that this would be detrimental to the appearance of the area and that the character and appearance of the wider Wolviston Conservation Area would, consequently, be harmed. This would be contrary to Policy EN24 (saved from the Stockton-on-Tees Local Plan), which reflects at the local level, the requirement under section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 for the decision-maker to pay special attention, in determining appeals, to the desirability of preserving or enhancing the character or appearance of a conservation area.
7. The appellant has cited a security need for the higher gates, but this has not been elaborated upon and is unconvincing given that the intervening walls would remain at a lower level. It would not, in my view, provide justification for accepting a proposal, which would, otherwise, be harmful, for the reasons identified above.

*G E Snowdon*

INSPECTOR