
Appeal Decision

Site visit made on 28 July 2026

by N Bromley BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 July 2026

Appeal Ref: 6011768

18 Lanesfield, Shrewsbury, Shropshire SY3 6DA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Justin Parry against the decision of Shropshire Council.
 - The application Ref is 26/01290/FUL.
 - The development is proposed erection of new boundary fence (1600mm) high.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of new boundary fence (1600mm) high at 18 Lanesfield, Shrewsbury, Shropshire SY3 6DA in accordance with the terms of the application, Ref 26/01290/FUL, 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 plans: Location Plan; Proposed Site Block Plan; Existing and Proposed Elevations - 00463 PR 603 Rev A and Existing and Proposed Model - 00463 PR 604 Rev A.
 - 3) The development hereby permitted shall be constructed using the materials specified on the planning application form and shown on the following plans: Existing and Proposed Elevations - 00463 PR 603 Rev A and Existing and Proposed Model - 00463 PR 604 Rev A.

Main Issue

2. The effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal site comprises a two-storey semi-detached dwelling, located towards the end of a residential cul-de-sac, which includes similar semi-detached houses. The host property, and its rear garden, backs onto Bank Farm Road, which serves other residential streets.
4. Bank Farm Road has a spacious, open appearance with grass verges and areas of open space, which include mature trees. Boundary treatments that enclose residential gardens along the road are primarily constructed from brick and are set back from the pavement and road edge by grassed strips of land. In combination,

these factors contribute to the open, attractive and verdant, suburban character and appearance of the residential estate.

5. The proposed fence would extend the rear garden area of the host property, reducing the amount of open space to the side and rear of the house. It would be a notable contrast to the appearance of the existing attractive red brick boundary wall, and it would be highly visible from Bank Farm Road.
6. While brick boundary walls are an original feature of the residential estate and the proposal would have benefited from being constructed from brick, there are numerous examples of other fences which have been erected on the boundaries of properties within the locality. In particular, a highly prominent fence on the opposite side of Bank Farm Road, which has a considerable length, immediately adjacent to a brick boundary wall and erected up to the back of the pavement edge. Within this context the proposal would not be a stark or an unusual addition within the street scene.
7. Furthermore, although a small proportion of the open, grassed space to the side of the property would be lost, the position of the proposed fence would ensure that a grass verge would still be retained along Bank Farm Road, and a vast amount of open space within this part of the street scene would remain.
8. For these reasons, I conclude that the proposed development would not cause unacceptable harm to the character and appearance of the area. Therefore, the proposal complies with the requirements of Policy CS6 of the Shropshire Local Development Framework: Adopted Core Strategy (2011) and Policy MD2 of the Site Allocations and Management of Development Plan (December 2015), which together and amongst other things, require development to contribute and respect local distinctiveness by responding appropriately to the form and layout of existing development.

Conditions

9. In addition to the standard time limit condition, it is necessary to impose a condition that requires the development to be carried out in accordance with the approved plans for certainty. Likewise, to ensure that the proposal has an acceptable appearance, a condition to secure that the fence is constructed in accordance with the materials set out on the submitted application form, and shown on the plans, is reasonable and necessary.

Conclusion

10. The proposed development would accord with the development plan, and there are no material considerations to lead me to determine the appeal other than in accordance with it. Therefore, for the reasons given above, I conclude that the appeal is allowed.

N Bromley

INSPECTOR