
Appeal Decision

Site visit made on 25 October 2016

by Amanda Blicq BSc (Hons) MA CMLI

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

Decision date: 4th November 2016

Appeal Ref: APP/J0540/D/16/3157490
30 Thorpe Park Road, Peterborough PE3 6LG

- 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 Hassan Damani against the decision of Peterborough City Council.
 - The application Ref 16/01249/HHFUL, dated 14 April 2016, was refused by notice dated 17 August 2016.
 - The development proposed is external insulation and facing of existing bungalow.
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Decision

1. The appeal is allowed and planning permission is granted for external insulation and facing of existing bungalow at 30 Thorpe Park Road, Peterborough PE3 6LG in accordance with the terms of the application, Ref 16/01249/HHFUL, dated 14 April 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg. No 16.001/1; 16.001/2B; Location Plan dated 13/04/2016, serial number 1661455.
 - 3) The external wall insulation hereby approved shall be red brick effect to match the finish approved under planning application Ref: 16/00755/HHFUL.

Main Issue

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

Reasons

3. The appeal property (No 30) is a bungalow situated on Thorpe Park Road, where dwellings exhibit a variety of forms, styles and material finishes. Most dwellings have front boundary treatments that give some screening from the public domain and although No 30 sits within a short series of bungalows, other than that observation, I was unable to discern an underlying building pattern or finish common to the area.
 4. The development comprises the application of an external red brick effect cladding to replace the existing grey render. I noted that the eastern side
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elevation has been completed under a previous application¹, and a section of the red brick effect was visible from the street scene. The colour of the cladding would be more uniform and slightly pinker than that of nearby clay brickwork. However, I noted on my visit that a dwelling on Mayor's Walk, which is a continuation of Thorpe Park Road, has been painted a similar colour to that proposed here. The colour would also blend in with concrete block paving on the adjacent hardstanding. Furthermore, the front boundary treatment provides some screening to the dwelling and No 30's front elevation contains several windows and doors which would reduce the overall impact of the development.

5. The Council has raised a concern that the red brick effect render would be visually inappropriate, and would therefore harm the character of the site and the street. The Council has noted that where other properties have been rendered, neutral colours have been used. However, the appearance of the cladding would have more in common with brick finishes and I noted there is a considerable variety of brick colour nearby, with some of the darker reddish bricks providing a contrast with the neutral renders. As such, given the diversity of finish on existing dwellings, and the limited visibility of the development, I am not persuaded that the development would be so incongruous as to warrant dismissal of the appeal. Whilst I acknowledge that the cladding would not have the subtle colour variation of clay bricks and mortar joints, I do not consider that its appearance, with its limited extent would be detrimental to the property or the surrounding street scene.
6. Policy CS16 of the Core Strategy² states that new development should respond appropriately to the character of the site and its surroundings, and make use of appropriate materials. Policy PP2 of the Development Plan Document³ allows development where its appearance would make a positive contribution to the built environment and would not have a detrimental effect on the character of the surrounding area. As reasoned above, I consider there is sufficient diversity of form, style and finish evident along Thorpe Park Road to accommodate the development's limited visual impact and as such, it would not appear incongruous. Consequently, I do not find any conflict with these policies.

Conditions

7. I have considered the conditions put forward by the Council against the requirements of the national Planning Practice Guidance and the Framework.
8. In respect of the plans, I have imposed a condition specifying the drawings upon which I have based this appeal, as this provides certainty. I have also imposed a condition to ensure the proposed cladding matches that already used at No 30, to safeguard the character and appearance of the area. Where necessary and in the interests of clarity and precision I have altered the conditions to better reflect the relevant guidance.

¹ Ref 16/00755/HHFUL

² Peterborough City Council, Core Strategy DPD, adopted February 2011

³ Peterborough City Council, Planning Policies DPD, adopted December 2012

Conclusion

9. For reasons given above and taking all matters into account, I conclude that the development would not be contrary to the relevant policies of the Council's Development Plan Documents and that therefore the appeal should be allowed.

Amanda Blicq

INSPECTOR