
Appeal Decision

Site visit made on 30 January 2017

by Jonathan Hockley BA(Hons) DipTP MRTPI

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

Decision date: 13th February 2017

Appeal Ref: APP/T3535/W/16/3162295

Brick Kiln Cottage, Marlborough Road, Southwold IP18 6LS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Neil Hosland-Round against the decision of Waveney District Council.
 - The application Ref DC/16/3121/FUL, is dated 27 July 2016.
 - The development proposed is an extension, roof changes, window replacement, chimney removal, renovation of garage and updated cladding.
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Decision

1. The appeal is allowed and planning permission is granted for extension, roof changes, window replacement, chimney removal, renovation of garage and updated cladding at Brick Kiln Cottage, Marlborough Road, Southwold IP18 6LS in accordance with the terms of the application, Ref DC/16/3121/FUL, dated 27 July 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 plan: BRIKI16-2.
 - 3) The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building unless annotated otherwise on plan BRIKI16-2.

Preliminary Matters and Main Issue

2. The appeal was made against the failure of the Local Planning Authority to give notice of their decision on the application within the statutory period. The Council have confirmed that they would have refused the application. I have treated the notice they have provided as the decision the Local Planning Authority would have made.
 3. The notice states that the Council would have refused the application on the basis of the proposal's effect on the character and appearance of the building within the streetscene. Based on all that I have seen and read I have no reason to disagree with this analysis of the key issue.
 4. Subsequently I consider the main issue in this case to be the effect of the proposed development on the character and appearance of the surrounding area.
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Reasons

5. The appeal site lies on the corner of Marlborough and Fieldstile Roads and as such occupies a prominent corner location in the town. In the vicinity of the site the west side of Marlborough Road is characterised by largely 2 storey red brick properties with pantiled roofs, of varying detail and designs. On the east side of the road are single storey dwellings. This character is in contrast to the areas of Marlborough Road to the south where development is far more regularised and uniform.
6. Although I note that the house is architect designed and the Council consider the design of the property to be 'of its time', I do not consider the house contributes positively to the streetscene; aside from brick colour, the host property has little in common with the character of the surrounding area, being a two storey property with a prominent grey tiled straight sided mansard roof. This roof extends down to the first floor level and has three rectangular plain windows jutting out of it in an irregular pattern. The plans indicate that at the rear there was a 'cut out' area of the mansard roof to provide a terrace area, although at the time of my visit this appeared to be in the process of alteration. A large flat roof garage lies at the rear of the plot, opposite the junction of Fieldstile Road and Stradbroke Road.
7. The proposal seeks to infill the rear terrace to create a further bedroom, put a pitched slate roof on the majority of the garage structure and remove the lower half of the mansard roof. This would be replaced with cream weatherboards covering the first floor of the property to the front and rear. Small brick extensions at ground floor level are also proposed to infill gaps under the weatherboarded sections.
8. Although not creating a 'pure' 2 storey house with pitched roof, the plans indicate that the new weatherboarded section would jut out slightly from the from the angled side elevation/lower roof plane of the property to sit vertically on top of the ground floor brick section of the house. To all intents and purposes this would appear as a 2 storey pitched roof house, with the angle visible on the side elevation not being dissimilar to the effect of the dormer windows at present.
9. Whilst differing from the ground floor facing materials, the cream boards would share some characteristics of the local area, being similar to the treatment of several of the single storey properties on Fieldstile Road. The details of fenestration on the upper front elevation would also have more in common with surrounding development than the current treatment. Whilst the gap between the top of the weather boards and the extended roof overhang could have the potential to appear slightly contrived, this would not be visible in most views and the overhang would largely overshadow the gap. I am therefore of the view that the proposal would improve the character of the host dwelling and the wider street scene.
10. The Council have no objections to the infill of the rear terrace and the addition of the pitched roof to the garage, and based on all that I have seen and read I have no reason to disagree. In particular the proposed garage roof would improve views from down Stradbroke Road, blending in to existing rooflines to the rear. I also agree in this respect that the fairly shallow pitched roof would have a minimal effect on the light reaching the rear of the adjacent property.

11. I therefore conclude that the proposed development would have a positive effect on the character and appearance of the surrounding area. With reference to paragraph 132 of the National Planning Policy Framework, this would also include a positive effect on the setting of Southwold Conservation Area, the boundary of which is sited on the other side of Fieldstile Road. The proposal would comply with policies CS02 of the Core Strategy¹ and DM02 of the DPD², which together state that all development proposals must demonstrate a high quality and sustainable design, which positively improves and enhances the character and appearance of an area, and are in keeping with the overall scale, character of existing buildings, taking into account the wider street scene.

Conditions and Conclusion

12. I have imposed conditions concerning time for implementation and for development to be completed in accordance with the approved plan, as well as a condition to ensure that materials used in the development match those on the existing building, unless otherwise annotated in the approved plan. All such conditions are necessary in order to preserve and improve the character and appearance of the area.
13. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed and planning permission granted.

Jon Hockley

INSPECTOR

¹ The Approach to Future Development in Waveney to 2021, Core Strategy Development Plan Document 2009

² Policies to Help Make Decisions on Planning Applications Development Management Policies Development Plan Document 2011