

# Appeal Decision

Site visit made on 31 January 2017

**by Rory Cridland LLB (Hons), Solicitor**

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

**Decision date: 6 March 2017**

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**Appeal Ref: APP/P1133/D/16/3165119**

**4 Swallows Acre, Dawlish EX7 0RU**

- 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 & Mrs George against the decision of Teignbridge District Council.
  - The application Ref 16/02320/FUL, dated 4 May 2016, was refused by notice dated 17 October 2016.
  - The development proposed is to remove hanging slate tiles and replace with composite cladding including new composite cladding to additional areas.
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## Decision

1. The appeal is allowed and planning permission is granted to remove hanging slate tiles and replace with composite cladding including new composite cladding to additional areas at 4 Swallows Acre, Dawlish EX7 0RU in accordance with the terms of the application, Ref 16/02320/FUL, dated 4 May 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:

Drawing Number TDC2 (Elevations)
  - 3) The composite cladding to be fitted to the front elevation shall match that used in the rear and side elevations of the existing building.

## Preliminary Matter

2. The description of development in the banner above has been taken from the Council's decision notice as it more precisely describes the proposal.

## Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

## Reasons

4. The appeal site is located in a pleasant residential cul-de-sac known as Swallows Acre. Some of the dwellings have hanging slate tiles to their front, rear and side elevations which gives the impression of horizontal cladding and makes a positive contribution to the character of the cul-de-sac. The appeal property itself is located to one end of the cul-de-sac and while visible, does not occupy a prominent position within the street scene.
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5. The proposal would result in the removal of the existing slate hanging tiles to the front elevation and their replacement with grey composite horizontal cladding. The appeal property already benefits from composite cladding of the type proposed to three of its elevations which the Council is satisfied is acceptable. However, it considers the addition of this cladding to the front elevation would be visually obtrusive and would adversely impact on the strong materials based cohesion within Swallows Acre.
6. I do not agree with the Council's assessment. In view of the host property's position within the street scene, the impact of the proposal would be greatest from immediately outside the dwelling. The composite cladding currently in place is already visible from this location as well as from the nearby footpath. It integrates well with both the design and materials of the surrounding properties, including those directly opposite in Swallows Acre and does not appear visually intrusive in its surroundings. Furthermore, while I acknowledge that there is a degree of cohesion between the properties in Swallows Acre, with slate tiles forming a positive design feature within the street scene, the appeal property's visibility within the street scene is limited. As such, any impact resulting from the proposed change would likewise be limited.
7. Moreover, I note that there is already an example of composite cladding of the type and colour proposed located at the other end of the street. This property occupies a more prominent position within the Swallows Acre street scene than that of the appeal property. However, it neither erodes the general cohesion of the street nor does it appear visually intrusive. While close up inspection would identify the differences in material and style, the overall aesthetic of the street scene is preserved.
8. Accordingly, I do not consider the proposed addition of further composite cladding to the front elevation of the appeal property would have any material impact on the character and appearance of the surrounding area. As such, I find no conflict with Policies S2 & WE8 of the Teignbridge Local Plan 2013 -2033 which, amongst other things, seek to ensure that new development integrates well with its surroundings and uses materials appropriate to the area and the existing building.

### **Conditions**

9. I have had regard to the various planning conditions suggested by the Council. In addition to the standard time condition, a condition requiring the development to be carried out in accordance with the approved plans is necessary in order to provide certainty
10. Similarly, a condition requiring the materials used in the front elevation to match those of the side elevation is necessary in the interests of character and appearance, although I have amended the proposed wording to provide greater certainty.

### **Conclusion**

11. For the reasons set out above, I conclude that the appeal should be allowed.

*Rory Cridland*

INSPECTOR