
Appeal Decision

Site visit made on 7 November 2017

by John Dowsett MA DipURP DipUD MRTPI

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

Decision date: 15 December 2017

Appeal Ref: APP/X4725/W/17/3180983

7 Brandon Court, Outwood, Wakefield WF1 2EN

- 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 David Rose of Bailey Rose Limited against the decision of the City of Wakefield Metropolitan District Council.
 - The application Ref: 17/01329, dated 19 May 2017, was refused by notice dated 13 July 2017.
 - The development proposed is one dormer window to the first floor extension and the introduction of red cedar cladding.
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Decision

1. The appeal is allowed and planning permission is granted for one dormer window to the first floor extension and the introduction of red cedar cladding at 7 Brandon Court, Outwood, Wakefield WF1 2EN in accordance with the terms of the application, Ref: 17/01329, dated 19 May 2017, 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: 2014/174/01 Rev H.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. 2014/174/01 Rev H.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the existing building and the surrounding area.

Reasons

3. When read together Policies D9 and D10 of the Wakefield Local Development Framework Development Policies Document 2009 (DPD) seek to ensure that new development is of a high standard of design that respects or enhances the character of the locality in terms of, among other matters, design, materials, and colour; respects existing built features; and contributes to the local character and distinctiveness of the area. Further guidance on extensions to residential buildings is to be found in the Wakefield Residential Design Guide Supplementary Planning Guidance 1996 (the SPG), which has to be read alongside these more general design policies. The SPG expects that extensions

should respect the character of the existing building and street scene, be subordinate in appearance to the original dwelling and that the materials used should normally match the original. Although these policies pre-date the publication of the National Planning Policy Framework (the Framework) they are broadly consistent with the requirements of the Framework in respect of seeking to ensure a high standard of design that has regard to its context. Consequently, substantial weight can still be afforded to these policies.

4. I note from the planning officer's report that planning permission has previously been granted for the erection of a first extension to the appeal building, and that the proposal which forms the subject of this appeal seeks to amend this previous scheme by introducing a dormer window on the front elevation and incorporating cedar cladding as a facing material. I also note from the officer's report that the council did not find the size or form of the dormer objectionable, nor does it have any concerns in respect of the effect of the proposal on the living conditions of the occupiers of other nearby properties.
5. The Council's objections are limited to the proposed materials to be used for the walls and roof of the extension and to the form of the windows to be introduced in the front elevation to provide daylight to a ground floor storage area.
6. Brandon Court is located on Leeds Road, which is a busy main route. The section of Leeds Road in the vicinity of the appeal building is comprised predominantly of late Nineteenth or early Twentieth Century, two storey, traditionally built terraced buildings on its north west side whilst the south east side, where the appeal building is located, is more varied. The south east side of the road is a mix of earlier terraced buildings, larger late Nineteenth or early Twentieth century commercial buildings, including a former cinema and former Co-operative Society building, mid-Twentieth century insertions and the appeal building itself, which dates from the early years of this century. To the east of Leeds Road is an area of mid Twentieth Century housing and to the west a mix of older terraces and more recent semi-detached and terraced houses.
7. On Leeds Road, the buildings are predominantly red brick, with some having been rendered, whilst the roofing materials are more diverse with both slates and concrete roof tiles in a range of colours being present. Beyond Leeds Road there is a greater range of brickwork colours evident.
8. Brandon Court itself is a block of modern flats with access to a rear car parking area through a large archway passing beneath the central bay of the building. The built form consists of three main bays separated by two smaller bays accommodating staircases. Each of the main bays is different in its external appearance with the southernmost being two storey and attic and the northernmost single storey and attic. The central bay is set forward from those to either side and, whilst being the equivalent of two storeys and an attic in height, it is pierced at ground level by the wide archway providing access to the parking area. A small single storey side addition, set back from the main frontage, is attached to the northernmost bay and the proposed extension would be built above this side addition. The building is set on rising ground resulting in a variation in the eaves and ridge heights of the three main bays.

- Combined with the varied bay heights and widths this gives a strong degree of articulation in the façade, breaking it down into a number of discrete elements.
9. The building is constructed in a variegated red brick with some rendered elements. The main roof is covered with a grey concrete tile and the roofs to the dormers and the staircase bays with a brown concrete tile. I saw when I visited the site that as these roof tiles have weathered the degree of contrast between the colour of the tiles on the main roof and those on the dormers and staircase bays was not marked.
 10. It is proposed to construct the first floor extension using treated cedar boarding for the external wall finish and brown concrete tiles for the roof covering. Although timber cladding is not present on other buildings in the immediate vicinity of the appeal building, there are small elements of brown uPVC cladding to the side cheeks of the dormers on Brandon Court. The proposal would be consistent with this use of materials with a similar appearance on the main building. The proposed extension is set well back from the main façade of the northernmost bay, and the ridge height is also set below the ridge height of this bay, which would result in the extension having a subordinate appearance. The use of a different walling material would be consistent with the use of a contrasting render on the lower, narrower staircase bays to indicate secondary elements. This would clearly differentiate the new extension as being both a subsidiary element and a new addition to the original design of the building.
 11. Whilst timber cladding is not present in the surrounding area, the proposed extent of the cladding is not large and would not appear so alien that it would undermine the design quality of the original building or appear incongruous in the surroundings. Although there is a greater extent of cladding on the gable of the extension this would be partly screened by the roof of the adjacent bungalow and, due to the set back from the main building frontage, would not appear as a prominent feature in the overall street scene.
 12. The use of brown roof tiles as a roof covering is also consistent with the design approach of the main building where secondary roofs are finished in brown tiles. The roof of the proposed extension would be lower than that of the adjoining main bay, in a similar way that the staircase bays have a lower ridgeline, and the contrast in materials would also assist in differentiating the new extension from original building.
 13. Although the SPG expects that materials should normally match the existing building, this is in order to prevent development that would be discordant with the original dwelling or the character of the area. As set out above, although timber cladding proposed is not present elsewhere, it would be consistent with the design theme of the original building of using different materials to differentiate the elements that make up the building. This notwithstanding, the Framework, whilst expecting new development to respond to local character and reflect local materials, is also clear that appropriate innovation should not be prevented or discouraged.
 14. Two, narrow, high level windows are proposed to be inserted in the front elevation of the existing ground floor of the side addition. These would be similar in form to those that are present on the side elevation of the southernmost bay of Brandon Court and which are readily visible from Leeds Road. Whilst the fenestration of the older terraced buildings in the area has a

vertical emphasis, this is not as evident on Brandon Court or the new houses adjacent to it. The front elevation of the side addition is set back from main façade of the building and is partly screened by an existing fence to the front. As a consequence, the proposed high level windows would have only a limited effect on the appearance of the building and street scene, which would not be sufficient, in itself, to warrant refusing planning permission.

15. I therefore conclude that the proposed development would not cause harm to the character and appearance of the area. It would comply with the relevant requirements of Policies D9 and D10 of the DPD and the guidance in the SPG.

Conditions

16. I have had regard to the list of conditions suggested by the Council. In order to provide certainty as to what has been granted planning permission I have attached a condition specifying the approved drawing. In order to ensure that the works are in keeping with the character and appearance of the area and to comply with the requirements of the development plan, it is also necessary to impose a condition requiring that the development be carried out using the materials specified in the application.

Conclusion

17. For the above reasons, and having regard to all other matters raised, I conclude that the appeal should be allowed subject to the conditions discussed above.

John Dowsett

INSPECTOR