



Appeal Decision

Site visit made on 25 June 2019

by S A Whitehead LLB (Hons)

an Inspector appointed by the Secretary of State

Decision date: 12 July 2019

Appeal Ref: APP/X1165/D/19/3228001

44 Steed Close, Hookhills Estate, Paignton, Devon TQ4 7SN

- 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 John Williams against the decision of Torbay Council.
 - The application Ref P/2019/0132, dated 28 January 2019, was refused by notice dated 15 April 2019.
 - The development proposed is plastic cladding to the exterior walls of the house.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character of the street scene of Steed Close and the surrounding area.

Reasons

3. The appeal property is a detached two storey dwelling with a gabled roof and attached double garage, located in a cul-de-sac in the Hookhills Estate. The estate was developed in the 1980s and residential properties therein have a consistent and distinctive character, partly due to the limited palette of facing materials used throughout the estate; these being red brick, tile hanging and painted render finished in various pastel colours.
4. The appeal property, currently finished in painted render, is situated in a prominent location in the cul-de-sac, being on the inside of a bend in the road. The proposed installation of sage green weatherboard cladding to the external walls of the dwelling at first floor level, including the gable ends of the dwelling and the gable end of the attached garage, would introduce a facing material that is not a defining feature in the cul-de-sac. The proposed cladding would, when installed, render the dwelling out of context and fail to integrate with the existing and distinctive character of the area. Due to its prominent and exposed position within the cul-de-sac, the proposed development would appear particularly incongruous within the street scene, resulting in unacceptable harm to the distinctive character of the area.
5. The appellant has drawn my attention to the fact that some properties within the Hookhills Estate already have weatherboard effect cladding and photographs of such properties have been submitted, albeit without addresses to readily and conclusively identify them. I did however identify three

properties within the estate with cladding during my site visit, at Nos. 60 and 71 Steed Close and No. 17 Shire Close. However, I am not aware of the planning history of these properties and the presence of cladding on a small number of properties does not indicate that this material is representative of the character of the estate. In conclusion, I am not of the view that the examples of cladding identified by the appellant support the proposed development.

6. I find that the development proposal would fail to acknowledge the local distinctive character of the area and would fail to integrate with the existing street scene of Steed Close and the surrounding area, contrary to policy DE1 of the Torbay Local Plan (adopted December 2015).
7. I appreciate that the proposal would provide the appeal property with a layer of insulation to the exterior walls, would avoid future maintenance to the existing paintwork and would provide protection from adverse weather conditions and damp. I have also taken account of other instances where cladding has been installed on the Hookhills Estate. However, those factors do not outweigh the conclusion I have reached on the main issue.

Conclusion

8. For the reasons given above I conclude that the appeal should be dismissed.

Sandra Whitehead

INSPECTOR