



Appeal Decision

Site visit made on 29 July 2019

by Roy Curnow MA BSC(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 September 2019

Appeal Ref: APP/X1165/D/19/3227318

60 Steed Close, Churston with Galmpton, Paignton 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 Barry Cole against the decision of Torbay Council.
 - The application Ref P/2019/0105, dated 25 January 2019, was refused by notice dated 22 March 2019.
 - The development proposed is to remove existing white cladding on one side of wall and replace with Fortex UPVC embossed Weather board cladding to all four top sides of property, colour either Storm Grey or Sage Green.
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Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr Barry Cole against Torbay Council. This application is the subject of a separate Decision.

Procedural Matter

3. The Council used an abridged version of the description of development in its decision notice. I have used that from the application form, although I have omitted reference to an earlier planning permission as this does not describe development.
4. Following a referendum, the Paignton Neighbourhood Plan (NP) was adopted in June 2019. Therefore, it forms part of the development plan and its policies carry full statutory weight. The Council submitted that two of its policies were relevant to its case. The appellant was asked for his views on these and the comments I received have been taken into account in my decision.

Main Issue

5. The main issue is the effect that the proposed development would have on the character and appearance of the area.

Reasons

6. Steed Close is a long estate road from which run a number of culs-de-sac. 60 Steed Close is located on one of these, which is typical of those found around the estate. Although there might well have been a number of changes around the estate since it was built, there is still a strong uniformity about its character and appearance. The relatively limited palette of materials that is used in the external finishes of the dwellings plays an important part in this.

7. From what I saw, this generally consists of red-brown brick, render that is painted in a white or pale neutral colour, non-profiled brown roof tiles, small plain tile hanging at first floor level and brown coloured window and door joinery.
8. The finishes to No 60 are largely consistent with this, save the use of white cladding at first floor level on its southwest, side elevation. My attention was not drawn to the use of such cladding elsewhere on the estate and I did not see any at the time of my site visit. Notwithstanding that its finish matches the colour of the house, this cladding is striking.
9. The southwest and front elevations of the property are clearly seen from public vantage points. The other two are only visible from the rear gardens of neighbouring properties. The use of cladding covering of the whole of the first floor of the dwelling would appear incongruous and harmful to both the local street scene and the wider estate. This harm would be exacerbated through the use of cladding coloured Storm Grey or Sage Green.
10. My finding on the main issue is that the proposed development would use materials that were not sensitive to their location and, thus, would not acknowledge or be in keeping with local character. As such, it would be contrary to the terms of NP Policy PNP1(c) and Policy DE1 of the Torbay Local Plan, Adopted December 2015, respectively.
11. The Council also submitted a copy of NP Policy PNP1(i); however, as this refers to surface water drainage, it has no relevance to this appeal.

Other Matters

12. I note that the proposed weatherboard material would be of a high quality, maintenance free and that there were no objections from neighbours. However, none of these matters, either individually or cumulatively outweigh the harm that I have identified.

Conclusion

13. For the above reasons, and having taken all relevant matters into account, the appeal is dismissed.

Roy Curnow

INSPECTOR