



Appeal Decision

Site visit made on 13 October 2020

by Sarah Housden BA (Hons) BPI MRTPI

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

Decision date: 23 October 2020

Appeal Ref: APP/R2520/D/20/3257187

115 Lincoln Road, North Hykeham, Lincoln LN6 8EE

- 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 R Young against the decision of North Kesteven District Council.
 - The application Ref 20/0251/HOUS, dated 21 February 2020, was refused by notice dated 19 May 2020.
 - The development proposed is 'Detailing of render and brick slips on the front and side of the existing dwelling. Inclusion of corresponding brick slips to form quoins that match the quoins previously approved on the side elevations'.
-

Decision

1. The appeal is allowed and planning permission is granted for the application of render and painted brick slips to the front and side elevations of the existing dwelling and the inclusion of corresponding brick slips to form quoins at 115 Lincoln Road, North Hykeham, Lincoln LN6 8EE in accordance with the terms of the application, Ref 20/0251/HOUS, dated 21 February 2020, and the plans submitted with it, 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: J1641-PL- 01 Revision PO2 and J1641-PL-10 Revision PO4.
 - 3) No development shall commence until details / samples of the brick slips to be used on the external surfaces hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

Procedural Matters

2. The elevation details on drawing reference J1641-PL-10 Revision PO3 submitted with the planning application showed that brick quoins would be applied to the corners of the south-east (front) elevation of the dwelling. However, the accompanying note on that drawing indicated that the render that returns around the front elevation would be painted brick red. In order to correct this discrepancy between the elevation plan and the note, the appellant submitted a revised drawing Reference J1641-PL-10 Revision PO4 with the appeal documentation. The note on this revised plan confirms that brick slips will be applied to the corners on the south-east (front) elevation to create a

quoins feature. I do not consider that the interests of any party would be prejudiced by not having had an opportunity to comment on the corrected note and I have therefore taken the revised drawing into account in coming to my decision.

3. In my formal decision above, I have taken the description of development from the Council's decision notice since it provides a more accurate description of the proposed development.

Background and Main Issue

4. Planning permission was granted for extensions and alterations to the appeal dwelling under reference 18/0557/HOUS and permitted development rights for external alterations to the dwelling were removed as a condition of that permission. The development as constructed did not comply with the approved plans in terms of its dimensions and materials. A further permission was granted under reference 19/1498/HOUS to regularise certain aspects of the scheme and as part of this, the brick finish on the front elevation was to be retained. Some of the features permitted under that permission are already in situ including the application of render to the side gables and brick detailing to the gable verges and eaves on the extension.
5. For the avoidance of any doubt, the additional works that would be permitted by this appeal are the addition of a white rendered finish to the front elevation with brick slips applied to create quoins on the front corners, a string course on both of the side gables of the dwelling and soldier courses above some of the gable windows and above the first floor windows in the front elevation. I have assessed the appeal on that basis.
6. Whilst the site has an involved planning history, the main issue in the determination of this case is the effect of the proposal on the character and appearance of the host dwelling and the Lincoln Road street scene.

Reasons

7. The appeal property is located within a residential area in North Hykeham which lies to the south-west of Lincoln city centre. The position of frontage dwellings set back from either side of the road creates a strong building line and a degree of uniformity. However, the variation in the form, design, materials and age of the dwellings along the length of the road contributes to a street scene with a diverse character and appearance.
8. The Council is concerned that the combination of the height of the extended dwelling together with the application of a white render finish to the majority of the front elevation and brick detailing would result in a visually dominant building with a stark appearance which would be harmful to the character and appearance of this part of Lincoln Road.
9. When approaching along Lincoln Road from longer distances to the north-east, the appeal dwelling's rear extension and the majority of its side gable are obscured by the adjoining property at No. 113 and only come fully into view at closer distances. When approaching from the opposite direction, the side gable and rear extension are more conspicuous in the street scene due to the expanse of walling and the lower height of the bungalow at No. 117 and its position set back from the road. Viewed from Fen Lane, the principal view is of

the red brick front elevation and it is from this direction that the rendered front elevation would be most noticeable.

10. The dwelling's existing red brick front elevation and the rendered side gables and rear extension currently have a somewhat disjointed appearance due to the stark contrast between the two types of material. The addition of render to the front elevation together with the proposed string courses, brick eaves detail and brick soldier courses above the windows would help to create a more unified character and appearance. Whilst not commonly used on other properties, brick quoins do feature on Nos 135 and 137 Lincoln Road to the south west of the appeal property. Furthermore, they would replace the render 'returns' that are currently somewhat awkwardly placed on the corners of the dwelling's front elevation and would result in a more satisfactory detail and appearance.
11. Although render tends to be used on single storey properties in Lincoln Road, there are rendered features on some of the two storey dwellings in close proximity to the site, for example the two storey bays on Nos 107 and 109 and the first floor of Nos 135 and 137 Lincoln Road. Furthermore, the plinths underneath the bay windows on the front elevation and the porch would remain as brick features, retaining some of the original dwelling's red brick material.
12. I conclude that the proposal would be in keeping with the host property and overall would improve its existing appearance. Although the dwelling would have a more contemporary and imposing appearance compared with surrounding properties, given the diversity in the Lincoln Road street scene, I do not consider that it would look out of place or appear unduly stark or harsh. From Fen Lane, the appeal property would be viewed in conjunction with the dwellings to either side and I do not consider that it would look unduly prominent or out of place and would not cause material harm to the Lincoln Road street scene when viewed from Fen Lane.
13. Policies LP17 and LP26 of the Central Lincolnshire Local Plan (2017), amongst other things, seek to ensure that proposals should have regard to townscape features which positively contribute to the character of the area and use appropriate high quality materials which reinforce local distinctiveness. Policy HNP1 of the Hykeham Neighbourhood Plan also seeks high standards of design which make a positive contribution to local character. Whilst the use of render on all elevations would not fully accord with local distinctiveness, I conclude that the improvements to the dwelling's existing appearance and the lack of harm to the Lincoln Road street scene are matters of sufficient weight to outweigh the limited conflict with the development plan, read as a whole. There would be no conflict with the National Planning Policy Framework or the National Design Guide which seek high quality design.

Conditions

14. Whilst not suggested by the Council, I consider that a standard time limit is necessary to confirm the timescale within which this permission could be implemented. A condition specifying the approved plans is necessary for the avoidance of doubt. Whilst at my site visit I was able to see samples of the brick slips proposed to be used, in the interests of the character and appearance of the host property it is important that their colour will be in keeping with the brick on the porch and bay windows on the front elevation of

the dwelling. For this reason, I have attached a condition requiring the colour to be agreed with the Council.

15. For the reasons outlined above and having had regard to all of the matters raised, I conclude that the appeal should be allowed.

Sarah Housden

INSPECTOR