



Appeal Decision

Site Visit made on 10 November 2020

by Elaine Benson BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 December 2020

Appeal Ref: APP/T3725/D/20/3258952

21 Wordsworth Drive, Kenilworth, CV8 2TB

- 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 Carole Hodson against the decision of Warwick District Council.
 - The application Ref W/20/0834, dated 7 June 2020, was refused by notice dated 13 August 2020.
 - The development proposed is the application of cream silicone render over existing brickwork to part of the front and part of the rear of the property.
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Decision

1. The appeal is allowed and planning permission is granted for the application of cream silicone render over existing brickwork to part of the front and part of the rear of the property at 21 Wordsworth Drive, Kenilworth, CV8 2TB in accordance with the terms of the application, Ref W/20/0834, dated 7 June 2020, 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 annotated photographs: 'side and rear view' and 'front and side view'; location plan and site plan.

Reasons

2. The residential area surrounding the appeal property (No 21) is characterised by various standard house-types built at around the same time. They are predominantly brick properties, with some examples of render detailing. No 21 is a detached house which stands at the edge of a cul-de-sac with space all around it. The house has been extended and it already looks different to other houses in the locality.
3. In my judgement No 21 is not part of a street scene where a strong degree of design conformity is required, such as a terrace. Within this context, the application of render would not harm the appearance of No 21 or the area around it. Furthermore, the brickwork used for the existing extension does not closely match that of the original house. Rendering this brickwork and parts of the other elevations would unify the appearance of the property, whilst also retaining a large amount of brickwork. I conclude that the rendering would not appear incongruous within the street scene and there would be no harm to visual amenities.

4. The proposal would not therefore conflict with Policy BE1 of the Warwick District Local Plan 2011-2029 which among other things requires new development to positively contribute to local character and quality, including by the use of appropriate materials. The proposal would not be counter to the similar design requirements set out in the National Planning Policy Framework.

Conditions

5. The works should be carried out in accordance the annotated photographs and plans for the avoidance of doubt and in the interests of visual amenities. Accordingly, I have identified them in a condition. The detailed specifications of the render system are included in the application details and it is not therefore necessary to control this by condition.

Conclusion

6. For the reasons given above, I conclude that the appeal should be allowed.

Elaine Benson

INSPECTOR