



Appeal Decision

Site visit made on 11 January 2021

by S. Rennie BSc (Hons), BA (Hons), MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 February 2021

Appeal Ref: APP/U3935/D/20/3261839

27 Corby Avenue, Lakeside, Swindon SN3 1PS

- 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 Joshua Goldsworthy against the decision of Swindon Borough Council.
 - The application Ref S/HOU/20/0183/CHHO, dated 6 February 2020, was refused by notice dated 23 April 2020.
 - The development proposed is the installation of external cladding.
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Decision

1. The appeal is allowed and planning permission is granted for the installation of external cladding at 27 Corby Avenue, Lakeside, Swindon SN3 1PS, in accordance with the terms of the application, Ref S/HOU/20/0183/CHHO, dated 6 February 2020.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Procedural Matters

3. The cladding is already in place on the house, as I observed on site, which appeared as per the submitted plans.
4. I have taken the description of development from the Council decision notice as this is a more concise description.

Reasons

5. The detached house, set within a residential area of Swindon, has been clad to the front, rear and one of its side (north) elevations. The lower red brick facing material and a section of pebble dash render are still visible to the front elevation, although the remainder is clad with the new composite grey material.
6. The dwelling with the new cladding does stand out within the street scene as it is clad in a new material that is not used elsewhere in this street or Lambourn Avenue opposite. However, I did observe some variation in the street in terms of facing materials including more use of brick or render. There is not a clear uniformity in the street in terms of elevation materials. The cladding at No 27 adds to this variety.

7. The cladding appears more modern than the pebble dash, but it is of a subtle colour which reduces the visual prominence of the material within the street scene. The thickness of the cladding does result in the doorframe and windows appearing more recessed, but not to a degree that this aspect would be prominent when viewed within its context. There is the one side elevation which is still pebble dashed, but this is close to the side of a neighbouring house and not particularly prominent. Therefore, the fact that this one side elevation is not clad does not result in an adverse visual impact within the street scene.
8. Overall, within this street scene, the cladding retains the form of the dwelling whilst adding to the varied elevational materials on view locally. The dwelling does not appear incongruous or discordant with its setting with this cladding. As such, the cladding preserves the character and appearance of the area, in accordance with policies DE1 and SD1 of the Swindon Local Plan (2015). These policies require that development conserves the built environment, and respect existing built characteristics.
9. Furthermore, the development is in general accordance with the Residential Extensions and Alterations Supplementary Planning Document (2011) and the Residential Design Guide Supplementary Planning Document (2016), together with the National Planning Policy Framework, particularly Chapter 12.

Conditions

10. As the development appears complete there is no reason to include a condition that the development be carried out in accordance with the submitted plans and drawings. I do not regard there to be any necessity for any other conditions to be imposed.

Conclusion

11. For the reasons given above and taking into account all matters raised, the appeal should be allowed.

Steven Rennie

INSPECTOR