



Appeal Decision

Site visit made on 24 March 2021

by J Somers BSocSci (Planning) MA (HEC) MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 10 May 2021

Appeal Ref: APP/L2630/D/20/3264298

The Bungalow, Howe Lane, Brooke NR15 1HH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The application is made by Mr Robert Neil against the decision by South Norfolk Council.
 - The application, ref. 2020/1890, dated 8 October 2020, was refused by notice dated 24 November 2020.
 - The application sought an extension and build new garage; and change to clad existing brickwork, reduce size of garage door and changes to fenestration without complying with conditions attached to planning permission 2018/2290, dated 11 December 2018.
 - The condition in dispute is No.2 which states that: 'The development shall be constructed in accordance with drawings refs. Site location plan and 1808:194:01 submitted on 16 October 2018.
 - The reason given for condition No.2 is 'For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.'
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Decision

1. The appeal is allowed and planning permission is granted for the resizing of the garage door, changes to cladding and changes to fenestration at The Bungalow, Howe Lane, Brooke NR15 1HH; in accordance with the terms of the application, Ref 2020/1890, dated 8 October 2020, so far as relevant to that part of the development hereby permitted and subject to the following condition:

1) The development insofar as it relates to the resizing of the garage door, changes to cladding and changes to fenestration shall be constructed in accordance with approved plan 'Existing & Proposed Plans & Elevations,' DRG No:1808:194:03, By Stephen Barrett Architectural Consultant, Dated July 2020.

Preliminary Matters

2. I have taken the description of the development from the Council's Decision Notice which describes the different elements which require planning consent. This description is also confirmed in the applicant's appeal form.
3. The resizing of the garage door, changes to cladding and changes to fenestration were in situ at the time of my site visit. I have therefore made my decision on this basis.

4. The reason for refusal notes the installation of grey concrete roof tiles where the officer's report notes that these were not approved and that the approved plans indicate the building is to have red clay roof tiles. Whilst the applicant addresses this matter in their Statement of Case, the application description does not mention the change in roof tiles and they have therefore not been assessed or form part of this appeal. To that end it is open to the Council to pursue this matter further if they believe a contravention to the original planning permission has occurred.
5. Whilst the application is for the installation of cladding, changes to fenestration and the resizing of the garage door; the Council's Officer report notes that there are no objections to the changes to fenestration or to the resizing of the garage door. I have no reason to disagree with the Council in this respect and find that the resizing of the garage door and changes to fenestration are appropriate and in accordance with South Norfolk Local Plan 2015 (LP) Policy DM3.8 (which seeks to protect and enhance the environment and existing locally distinctive character and quality of the area); Policy DM4.5 (which seeks that development respect, conserve and where possible, enhance the landscape character of its immediate and wider environment); and Joint Core Strategy for Broadland, Norwich and South Norfolk 2014 (JCS) (which seeks that proposals are of good design which respects the landscape character of an area).

Main Issue

6. Taking the above into account, the main issue is the effect of the cladding upon the character and appearance of the locality.

Reasons

7. The appeal site is located on the corner of Howe Lane and Norwich Road and contains a detached bungalow which appears to date from the early – mid twentieth century, and has been substantially altered recently with the erection of an extension and the changing of fenestration and materials. The dwelling formerly was isolated from development surrounding, however two dwellings are currently being constructed immediately adjacent to the west along Howe Lane, and the appeal documents indicate that a planning application is under consideration for two dwellings immediately adjacent to the north along Norwich Road.
8. The two dwellings to the west are almost complete and are modern interpretations of bungalows with large elements of glazing, red clay tiled roofs and timber stained cladding to the walls. The dwellings are of a high quality design, material and appearance which assists in setting the local character and distinctiveness of this locality and relays some of the 'Norfolk vernacular' which is found in buildings within the greater area.
9. The proposed cladding which has been utilised on the appeal building is a composite look-a-like product which intends in replicating timber boarding. It is clearly of a lesser quality than the timber cladding found on the adjacent dwellings and will likely age and deteriorate differently than a more natural product such as timber. I accept that the design of composite products has become more sophisticated in recent years, however I do not agree that the use of this type of composite cladding would be 'identical' or as authentic as traditional timber cladding.

10. That said, the main concern from the Council derives from the colour of the cladding which is a light grey that alternates with red brick which creates a plinth to the dwelling and to the entrance of the garage and to the front porch. I agree with the Council that the cladding is not of particularly high quality and does present an urban appearance. However, I have also taken account of the location which is not within a designated landscape area or associated with any historic environment designations. On balance, whilst the grey colour is not ideal, it is relatively neutral in its colour and the brickwork does assist in reducing the visual impact, and when seen in association with the dwellings adjacent, in this particular circumstance the proposal has a neutral effect in terms of the character and appearance of the locality.
11. In conclusion of this matter, the cladding presents as a neutral impact which retains and maintains the character and appearance of the area. Consequently there would be no conflict with LP Policies DM3.8 and DM4.5, and JCS Policy 2; all which have been described previously.

Conclusion and Conditions

12. For the reasons given above, I conclude that the appeal should succeed.
13. In respect of conditions, the development insofar as it relates to the installation of the cladding, resizing of garage door and changes to fenestration should be undertaken in accordance with the approved plan and is a necessary condition that provides certainty to the scheme which has been approved.

J Somers

INSPECTOR