



Appeal Decision

Site visit made on 15 November 2021

by Caroline Mulloy BSc (Hons) DipTP MRTPI

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

Decision date: 30 November 2021

Appeal Ref: APP/E2734/W/21/3283711

Land Comprising Field At 432380 471959, Dishforth Road, Sharow HG4 5BQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
 - The appeal is made by Mr Mark Bramley against the decision of Harrogate Borough Council.
 - The application Ref 21/00798/DISCON, dated 26 February 2021, sought approval of details pursuant to condition No 3 of a planning permission 20/02072/DVCON, granted on 16 October 2020.
 - The application was refused by notice dated 29 June 2021.
 - The development proposed is 'application to vary condition 2 (approved plans) of Planning Permission 18/03209/FUL & 19/04231/DVCON - Variation of condition number 2 (approved plans) to allow substitution of revised plans drawing numbers T25-03-PLG1- VOC1 Rev A ,T25-03-PLG2-VOC1 and T25-03-PLG3-VOC1 of Planning Permission 18/03209/FUL - Erection of 2 dwellinghouses. (revised details)'.
 - The details for which approval is sought are - revised plot 1 material for cladding the front annex in stone.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. Planning permission was granted for the erection of two dwelling houses at the appeal site under reference 18/03209/Ful. Condition 3 of that permission requires that prior to the commencement of any external walling of the development, samples of the materials it is intended to be used externally in the construction of the roof and walls of the development, including a sample panel of the stonework shall be submitted for the written approval of the Local planning Authority. The reason for the condition is 'in the interests of visual amenity'.
3. An application to vary condition 2 (approved plans) of the above permission in order to allow alterations to the approved plans, including alterations to the rear fenestration and the change of materials to render to Plot 1 and a mixture of render and stone was granted under reference 20/02072/DVCON. This approval effectively created a new planning permission. Condition 3 is worded exactly the same as condition 3 of the 18/03209/Ful permission. The Council has considered the application on the basis of the submission of details for condition 3 of planning permission 20/02072/DVCON and I have considered the appeal on the same basis.
4. Approval was sought for materials to complete the cladding area to the middle section of the frontage to Plot 1 under the application subject to appeal. The

appellant submitted a choice of two materials. The appellant's preference is 'Z clad classic', a grey slate material; their second choice is Deoli Green split face quartzite. The Council issued a split decision, allowing the latter choice but refusing the first choice – 'Z-clad classic'. Consequently, my Decision focusses on the appellant's first choice.

Main Issue

5. The main issue is the effect of the proposed material on the character and appearance of the area.

Reasons

6. The appeal site lies on a plot of land between Sharow Lane and Dishforth Road. Cedar House lies to the east of the site and to the south west are properties that front onto Sharow Lane.
7. Permission is sought for the use of Z-clad classic, grey slate cladding for the central, projecting gable feature to the front of Plot 1, which is now constructed except for the cladding. Plot 2 appears to be substantially complete.
8. Sharow is a village comprised mainly of traditional properties constructed in brick with either red pantile roofs or grey slate roofs. Modern cul-de-sac development along Dishforth Road such as Keldale Gardens and Orchard Close are comprised of brick and pantile or slate effect roofs. Sharow Cross House situated opposite is rendered and painted white. The adjacent Plot 2 appears to have been clad in a pale stone and Cedar House has timber cladding. Very few examples of cladding were visible in the area.
9. Whilst the cladding would have a rough faced textured appearance with irregular shapes, it would not resemble stone. It would be a dark grey slate colour which would fail to reflect local materials. In contrast, the Deoli Green split face quartzite has more subtle tones and more closely resembles stone.
10. Whilst I acknowledge that the installation of stone cladding is expensive, the proposed cladding would be an incongruous feature at odds with the character and appearance of the area. Furthermore, given the property's prominent location on the main route into the village from Ripon, it would be highly visible when passing the access to the property.
11. For the reasons stated, the proposal would harm the character and appearance of the area and would, therefore, be contrary to Policy HP3 of the Harrogate District Local Plan (2020) which seeks to ensure high quality building that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments.

Conclusion

12. For the reasons stated, the appeal should be dismissed.

Caroline Mulloy

Inspector