

Appeal Decision

Site Visit made on 25 October 2021 by B Phillips BSc MSc MRTPI

Decision by R C Kirby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 December 2021

Appeal Ref: APP/C4615/D/21/3280254

15 Lapal Lane North, Lapal, Halesowen, West Midlands B62 0BE

- 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 Gary Tolen against the decision of Dudley Metropolitan Borough Council.
 - The application Ref P21/0291, dated 31 January 2021, was refused by notice dated 25 June 2021.
 - The development proposed is the insulation and rendering to front and rear of property.
-

Decision

1. The appeal is allowed, and planning permission is granted for insulation and rendering to front and rear of property at 15 Lapal Lane North, Lapal, Halesowen, West Midlands B62 0BE, in accordance with the terms of the application, Ref P21/0291, dated 31 January 2021 and the plans submitted with it.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The rendering to the front and rear has been completed and as such the appeal proposal is retrospective.

Main Issue

4. The main issue in this case is the effect of the development upon the character and appearance of the existing dwelling and surrounding area.

Reasons for the Recommendation

5. Lapal Lane North is part of a wider residential suburb located to the east of Halesowen. The road and wider area are mostly characterised by detached properties of similar scale but varied design. The properties are mostly finished in brick but there are some examples of part render finish, for example at No 2 Lapal Lane North and to the mock Tudor properties opposite the appeal property. There is also variety provided by some tile hanging, for example to the dwelling next to the appeal site at No 17 and the differing-coloured brick used in the wider street.

6. Whilst the entire frontage of the appeal property has been rendered, the scale of the dark tile roof slope, which partly extends down to above the ground floor, reduces the massing and starkness of the white rendered elevation, and therefore its prominence. The rear elevation is similarly broken up by the roof of the ground floor projection and large rear dormer. The area rendered is therefore limited.
7. As such the rendered finish does not detract from the character and appearance of the appeal property, and in the context of the varied street scene, does not appear out of place or incongruous.
8. I conclude that the development does not harm the character or appearance of the existing dwelling or the surrounding area. There is therefore no conflict with Policy ENV2 of the Black Country Core Strategy (2011), Policies S6 and L1 of the Dudley Borough Development Strategy (2017), or the advice set out in the Dudley Planning Guidance Note (No 17) House Extensions Design Guide, which collectively seek to protect local distinctiveness and ensure development is responsive to local character and that of the original house. These policies and advice are consistent with the National Planning Policy Framework which requires at paragraph 130 that development, amongst other matters, are sympathetic to local character and establish or maintain a strong sense of place.

Conditions

9. Given that the development has been completed, no conditions are necessary.

Conclusion and Recommendation

10. There are no material considerations that indicate the proposal should be determined other than in accordance with the development plan. For the reasons given above, I therefore recommend that the appeal should be allowed.

B Phillips

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and, on that basis, I agree that the appeal should be allowed.

RC Kirby

INSPECTOR