



Appeal Decision

Site visit made on 25 April 2022

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 May 2022

Appeal Ref: APP/W1525/D/22/3292653

3 Birdie Close, Little Waltham, Chelmsford, Essex CM3 3FW

- 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 Richard Davis against the decision of Chelmsford City Council.
 - The application Ref 21/02401/FUL was refused by notice dated 11 February 2022.
 - The development proposed is replace all timber cladding with Hardy Plank fibre boarding black timber effect. Construct small feature wall in red brickwork with tile creasing to disperse rainwater running down board. The height to be no more than 750mm from ground level.
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Decision

1. The appeal is dismissed.

Main Issues

2. I consider the main issues to be the effect of the development on the character and appearance of the surrounding streetscene and symmetry of the pair of dwellings.

Reasons

3. The appeal property lies within a modern residential development of dwellings of various designs where a group of black wooden weatherboarded dwellings of traditional character make a positive contribution to the character and appearance of the area. The appeal property is a semi-detached weatherboarded dwelling. The original black wooden weatherboarding has been replaced.
 4. The development has been completed. It comprises black timber effect cladding above a red brick wall at the base of the dwelling wrapping around the front and side elevations. This red brick wall is not free standing as it is attached to the base of the walls of the dwelling. As such, I regard it as a plinth. The adjoining dwelling has black timber effect cladding. The black timber effect cladding on the appeal property is slightly misaligned with that on the adjoining property. Apart from the appeal property, the wider group of weatherboarded dwellings do not have red brick plinths.
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5. From my observations, due to the combination of the timber effect cladding together with the red brick plinth, the development unbalances the symmetrical appearance of the pair of dwellings. Due to the design, materials and position of the development, the stark contrast of the red plinth below the weatherboarding appears as an unacceptably incongruous addition to the streetscene. In such a prominent position in the streetscene, this is to the detriment of the character and appearance of the wider streetscene.
6. For the reasons stated above and having taken into consideration all matters raised, I conclude that the development has an unacceptably adverse effect on the character and appearance of the surrounding streetscene and symmetry of the pair of dwellings. Thus, the development is contrary to Policy DM23 in the Chelmsford Local Plan (2020), where it seeks to ensure that new development respects the character and appearance of the surrounding area. I consider Policy DM23 to be broadly consistent with the National Planning Policy Framework, especially where the Framework seeks to ensure good design.

J L Cheesley

INSPECTOR