



Appeal Decision

Site visit made on 19 April 2022

by Mr M Brooker DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 May 2022

Appeal Ref: APP/X1355/D/22/3291815

54 Callander, Ouston DH2 1LG

- 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 Ms Laura McFarling against the decision of Durham County Council.
 - The application Ref DM/21/02197/FPA, dated 17 June 2021, was refused by notice dated 8 December 2021.
 - The development proposed is Proposed single storey rear extension and first floor side extension with new flat roof over existing porch.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I saw at the site visit that the proposed development has already been carried out. I have determined the appeal on this basis.

Main Issue

3. The main issue is the effect of the proposed development on the street scene, with particular regards to the external materials used.

Reasons

4. I saw at the site visit that the dwellings in the area are generally finished in red brick, with some additional elements of render and cladding to some properties. I also noted that many properties had been subject of a range of alterations, in particular with regards windows and porches with various finishes and designs used.
5. The appeal property including the extensions have been finished in a buff render without any notable detailing or retention of the red bricks that are characteristic of the area. Consequently, the appeal property appears as a prominent and incongruous feature within the street scene, harming the street scene.
6. In support of the appeal the appellant details that "the original brickwork of the properties at first floor level is of poor quality and the face of the brickwork had been the subject of significant deterioration". Evidence provided by the appellant appears to show that some repointing or similar such work had previously been carried out.

7. Clearly the installed render obscures the brickwork and as such I was not able to judge the condition of the brickwork of the appeal property at the site visit. I did not notice any significant deterioration of the brickwork in neighbouring properties, which might reasonably be expected given that the properties are contemporaneous.
8. The appellant provided some limited details of the use of render elsewhere. The limited details provided, in particular the absence of any context, do not persuade me as to the acceptability of the appeal scheme. Furthermore, I note that one of the examples retained brick detailing and a further example was part of a wider development that included other rendered properties in contrast to the appeal scheme.
9. For the reasons detailed above I find that the appeal scheme would harm the street scene contrary to Policy 29 of the County Durham Plan and the guidance set out in the Residential Amenity Standards Supplementary Planning Document that, amongst other matters, seeks to ensure that new development contributes positively to the character of an area.

Other Matters

10. The appellant suggests that the render will not be easy to remove and to achieve a satisfactory finish brick slips may be used. Such proposals are not before me, and I have determined the proposals as they have been submitted.

Conclusion

11. For the reasons given above I conclude that the appeal should be dismissed.

Mr M Brooker

INSPECTOR