
Appeal Decision

Site visit made on 6 January 2023

by L Page BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27TH January 2023

Appeal Ref: APP/D1835/D/22/3303722
17 Silverdale Avenue, Worcester WR5 1PY

- 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 David Spencer against the decision of Worcester City Council.
 - The application Ref 22/00360/HP, dated 23 April 2022, was refused by notice dated 22 July 2022.
 - The development proposed is to change facade of property from common brick to polymer and resin render in a light shade, not bright white, colour TBC.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I note the appellant did not submit grounds of appeal. Consequently, for all intents and purposes, the reasons for refusal and assessment contained in the Council's planning officer report is uncontested. My assessment of the main issue under the appeal has been conducted in this context.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. The site is located at 17 Silverdale Avenue and the existing dwelling is constructed of red brick. This is consistent with the vast majority of other dwellings along this side of the street, where red brick construction is clearly a prevailing feature. This creates a strong degree of uniformity and makes a positive contribution to the character and appearance of the area.
5. There are examples of dwellings without red brick construction, some with rendered facades. However, these are found on the other side of the street, limited in number, and in some cases involve dwellings of different styles compared to the dwelling at the site in this case. As such, these examples do not alter the red brick context within which the proposal should be assessed.

6. The proposal would change the façade materials of the dwelling from red brick to a polymer and resin render. I note from the description of development this might be in a less conspicuous shade than bright white. However, there would still be a clear difference between the materials used in the proposal and the prevailing red brick used at other dwellings along this side of the street. As such, the proposal would not effectively integrate with its immediate surroundings.
7. Overall, the proposal's lack of integration with its immediate surroundings would erode the uniformity seen on this side of the street and harm the character and appearance of the area. It would therefore conflict with Policy SWDP 21 of the South Worcestershire Development Plan 2016. Among other things, the policy sets out that all development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, and reinforce local distinctiveness.

Conclusion

8. For the reasons given, the appeal is dismissed.

Liam Page

INSPECTOR