



Appeal Decision

Site visit made on 7 February 2023

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th February 2023

Appeal Ref: APP/A0665/D/22/3311832

7 Primrose Hill, Cuddington CW8 2TZ

- 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 Gary Davies against the decision of Cheshire West & Chester Council.
 - The application Ref 22/01171/FUL, dated 27 March 2022, was refused by notice dated 18 November 2022.
 - The development proposed is alterations to front elevation to include windows to change from white to grey, remove brown tiles to front and side, insulate and finish with white render.
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Decision

1. The appeal is allowed, and planning permission is granted for alterations to front elevation to include windows to change from white to grey, remove brown tiles to front and side, insulate and finish with white render at 7 Primrose Hill, Cuddington CW8 2TZ in accordance with the terms of the application Ref 22/01171 dated 27 March 2022 and the plans with it, subject to the conditions below:-
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the application form.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans.

Main Issue

2. The main issue in this appeal is the effect of the development on the character and appearance of both the host dwelling and the wider locality.

Reasons

3. The appeal property is a detached dwelling located within a predominately residential area. A number of the properties have sections of distinctive hung brown wall tiles on the external elevations.
4. The appeal proposal seeks to remove the wall tiles and replace them with a white rendered finish. In addition, the fenestration of the property would be changed to from white to grey UPVC.

5. The proposed replacement of the wall tiles with a rendered finish would result in a significant change to the form and especially finished appearance of the appeal property.
6. The proposal would update the property and assist in meeting modern energy requirements. However, it would result in the loss of a distinctive feature, but this is a finishing feature that is shared by some, not all of the properties, and I note that some changes to other properties with the same feature have already taken place.
7. With the variations in style and design along the streetscene, the use of the brown hung tiles is a character feature to a number of properties, but is by no means uniform, and therefore does not represent an overly strong character feature within the streetscene.
8. This change would interrupt the current harmony of the properties that form the detached row along that side of Primrose Hill, but not to a level that would materially harm the character and appearance of either the host property or the wider locality. The proposed alterations are measured in their outlook and be acceptable when seen within the wider context.
9. The proposals would result in a 'fresher' appearance to the dwelling, and bring the dwelling into a modern, energy conscious era. Its character would be altered, but not undermined by the proposed works.
10. As a result, I find no conflict with saved policies DM3 and DM21 of the Cheshire West and Cheshire Local Plan and policy 15 of the Cuddington Neighbourhood Plan, which amongst other matters, expect development to respond to, and be in keeping with the existing building and the character of the area.
11. I also find no conflict with the guidance set out in the House Extensions Supplementary Planning Guidance as well as the design aspects of the National Planning Policy Framework.

Conditions

12. The conditions relating to this approval are standard in their approach, being for timeliness, in accordance with the approved plans, and utilising the same materials as proposed, due to the use of render. They are imposed in the interests of correct planning.

Conclusion

13. For the reasons given above, I conclude that the appeal should succeed.

Paul Cooper

INSPECTOR