



Appeal Decision

Site visit made on 27 April 2023

by D Cleary MTCP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 July 2023

Appeal Ref: APP/Z4310/D/22/3307697

59 Fulwood Drive, Liverpool L17 9QU

- 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 Nicola Fraser against the decision of Liverpool City Council.
 - The application Ref: 21H/2354, dated 18 August 2021, was refused by notice dated 25 July 2022.
 - The development proposed is described as 'Re-clad front elevation'.
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Decision

1. The appeal is allowed and planning permission granted to re-clad front elevation at 59 Fulwood Drive, Liverpool L17 9QU in accordance with the terms of the application, Ref: 21H/2354, dated 18 August 2021.

Procedural Matters

2. On my site visit I observed that the proposed development had taken place and was complete. The development has been carried out in accordance with the plans before me and I have considered the appeal on this basis.
3. The delegated Officer Report of the Council makes reference to an Article 4 Direction affecting the site, which the appellant has questioned. The Council has subsequently confirmed that this is an error. I have therefore determined the appeal on the basis that the site is not affected by an Article 4 Direction.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The surrounding area is predominantly characterised by two storey semi-detached, and linked semi-detached dwellings of similar scale and form, with the occasional bungalow interspersed throughout the estate. The housing estate is of late 1970s construction and comprises a main spine road, with spurs of small cul-de-sacs. On my site visit I observed the predominant facing material to be brick, while elements of cladding and render, of varying colour and type, are regularly used facing materials. I consider that it is the general uniformity in the form of the dwellings which contributes towards the character of the estate character rather than any prevailing use of materials.

6. The appeal dwelling is located on a small cul-de-sac spur off the main estate spine road. When approaching the site from the west, the front elevation of the dwelling is largely screened by other built form and landscaping, until close to the junction with the cul-de-sac when the dwelling becomes more apparent. From the south the dwelling is sited in a row of two storey dwellings where the front elevation is not prominent. I therefore find the siting of the dwelling to be relatively discreet within the streetscene.
7. The use of full render on the front elevations is not a common feature in the surrounding area. Notwithstanding this, the siting of the dwelling is such that views of its front elevation are only apparent from a limited public vantage point from Fulwood Drive and, as such, is not prominent within the streetscene. Furthermore, the use of off-white render is similar in colour and appearance to the horizontal cladding used on the front elevations of 61-69 Fulwood Drive to the south, and 49 and 51 Fulwood Drive to the west. These surrounding dwellings are all within the immediate context of the site where the appeal dwelling is visible. In this context, I consider that the front façade of the appeal dwelling integrates successfully into the streetscene without unnecessarily attracting attention. As such, I find that the dwelling does not appear unduly incongruous or harmful to the character of the area.
8. I conclude that the development does not have a significant adverse effect on the character and appearance of the area. Therefore, the development accords with the Liverpool Local Plan (2018), Policies UD1, which requires materials, colour, tones and textures to be appropriate to the characteristics of the local area; UD7 which requires materials and the character of the existing building character of the area to be retained; and H8, which requires house alterations to be of high quality design, and the use of materials, which complement the surrounding area.

Conditions

9. Because permission is being granted retrospectively it is not necessary to attached the standard time limit condition, or any materials condition.

Conclusion

10. For the above reasons, the development accords with the Development Plan when read as a whole. Therefore, the appeal is allowed.

D Cleary

INSPECTOR