



Appeal Decision

Site visit made on 26 July 2023

by D Cleary MTCP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 September 2023

Appeal Ref: APP/A0665/D/23/3322633

Shade Oak, 89 Forest Road, Cuddington, Northwich CW8 2ED

- 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 & Mrs Lewin-Murray against the decision of Cheshire West and Chester Council.
 - The application Ref: 22/04203/FUL, dated 11 November 2022, was refused by notice dated 05 April 2023.
 - The development proposed is described as render to front and side elevation.
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Decision

1. The appeal is allowed and planning permission is granted to render the front and side elevation at Shade Oak, 89 Forest Road, Cuddington, Northwich CW8 2ED in accordance with the terms of the application, Ref: 22/04203/FUL, dated 11 November 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans referenced 01 – Plans as Existing, and 02 Rev B – Plans as Proposed.
 - 3) Prior to the application of the render finish, details of its texture and colour finish shall be submitted to the Local Planning Authority for approval. The render shall be applied in accordance with the approved details and shall thereafter be retained.

Procedural Matters

2. In Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording from that which is within the application form has been entered. I have received written confirmation from the Council that, during the course of the application, a revised description of development was agreed. Accordingly, I have used this revised description in the banner above and in my formal decision.
3. The appeal scheme originally included the erection of a wall along the roadside boundary. During the course of the application amended plans were received which removed this element from the scheme¹. In addition, planning

¹ Dwg 02 Rev B, dated 20/03/23

permission² has been granted for a two-storey side and rear extension, single storey rear extension, and an outbuilding. These approved works are detailed on the appeal plans. On my site visit I observed that these works had commenced. In their consideration of the application, the Council did not assess the effect of these works and focussing on the development described in the amended description of development. As planning permission has been granted for the extensions, I have not considered any matters relating to these developments. Accordingly, I have therefore considered the appeal on the basis of the amended proposals described in the banner.

Main Issue

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

Reasons

5. The surrounding area comprises a mix of two storey detached and semi-detached dwellings forming ribbon development on one side of Forest Road. The dwellings are set back from Forest Road behind generally well vegetated front gardens, which provide a verdant and semi-rural feel to the area. The prevailing facing materials within the surrounding area is a mixture of facing brickwork and white render/pebbledash. There are a variety of dwelling designs and appearance along Forest Road including a variation in the extent and coverage of render/pebbledash.
6. The appeal dwelling is a semi-detached property with its front elevation comprising brickwork at ground floor, and white pebbledash at first floor. Some of the original architectural detailing remains including the brickwork quoins, brick cill detail, and soldier course banding. A decorative arch around the front doorway has been obscured by a recently constructed external porch. The front elevation of the semi-detached pairing (No.91) has a white painted textured finish in its entirety which creates a visually imbalanced pairing. While some of the architectural detailing of that property is still legible under the paintwork, it is not prominent, particularly given the set back of the property from the public highway.
7. The proposed rendering of the front elevation would result in a consistent appearance and would address the existing visual imbalance between the appeal site and No.91. This is provided that the final finish is similar in colour to that of No.91. It is acknowledged that some of the original brickwork detailing would be lost. However, the more prominent architectural features including the bow window and roof gable would be retained. The retention of these features would ensure that architectural legibility of the original dwelling remains. Furthermore, in the context of creating a visual balance with No.91, and noting the variety of properties in the area, this loss of brickwork detailing would not have a harmful effect on the character and appearance of the area.
8. It has been suggested by the Council that the works to No.91 have not been subject to permission and that the alteration has been a negative intervention. I do not have sufficient information to determine whether the works to paint the property would have required planning permission. While the appellant also

² 21/03756/FUL

suggests that this alteration has been carried out in excess of 10 years. On my site visit I observed that the alteration appeared to be of some age. Therefore, this matter does not alter my conclusions on the main issue.

9. The proposed development would have an acceptable effect on the character and appearance of the host dwelling and surrounding area. The proposals would therefore accord with Policy ENV6 of the Cheshire West and Chester Local Plan (Part One) Strategic Policies (2015), Policies DM3 and DM21 of the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (2019), the Supplementary Planning Document: House Extensions and Domestic Outbuildings (2021) (the "SPD"), and the National Planning Policy Framework (2021). Together, amongst other things, these seek to achieve high quality design in development proposals.

Conditions

10. I have imposed standard conditions relating to the commencement of development, and to require compliance with the submitted plans to define the terms of the permission. A condition requiring details of the final texture and colour finish of the render is necessary in the interest of the character and appearance of building and area.

Conclusion

11. For the above reasons the appeal is allowed.

D Cleary

INSPECTOR