

Appeal Decision

Site visit made on 14 March 2024

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25.03.2024

Appeal Ref: APP/P2114/D/23/3331388

37 Cooper Road, Newport PO30 2LP

- 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 Steve Wilson against the decision of the Isle of Wight Council.
 - The application, Ref. 23/00963/HOU, dated 1 June 2023, was refused by notice dated 28 July 2023.
 - The development proposed is a retrospective application for cladding.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host dwelling and of the street scene. In response to a comment in the grounds of appeal, I am satisfied that the works undertaken do in fact constitute 'development' as defined under current planning legislation and accordingly that planning permission is required.

Reasons

3. The officer's report correctly refers to the slightly elevated siting of the dwelling which combined with its corner position results in the building having two principal elevations, one to Cook Avenue and one to Cooper Road. I also note that the area is a 1970s estate development which accounts for a fairly limited range of dwelling designs and external materials, the latter being 'a mixture of artificial stone, brown, red and buff brick as well as red and grey tile hanging'. Before the cladding was applied the building was finished in artificial stone, which from the Google imagery supplied appears to confirm was the same as that of the adjoining neighbour, 42 Cook Avenue.
 4. In a setting of a single street scene of individual dwellings set back from the road and not forming part of an estate, the appearance of a dwelling with this type and colour of cladding may well be acceptable, notwithstanding the Council's criticism of the appeal bungalow having a 'heavy, box like appearance'.
 5. However, in this case there is a combination of constraints, comprising an estate development, an open plan layout, a prominent position, and materials that are not in keeping with the immediate surroundings (particularly when
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applied to all the external walls visible from the public realm). In the light of these factors, the appeal property draws the eye as an incongruous element within the street scene. Accordingly it is reasonable for the Council to conclude that this is to the detriment of the character and appearance of the area.

6. I have noted that the cladding was applied as part of measures to improve the energy efficiency of the building and I have taken this into account. I am also aware that cladding of a similar appearance forms part of the external materials of other dwellings on the estate.
7. Nonetheless, in this case I consider that the full cladding of all the walls seen from Cook Avenue and Cooper Road is in harmful conflict with Policy DM2 of the Island Plan Core Strategy 2012 and with Government policy in Section 12: 'Achieving Well-Designed and Beautiful Places' of the National Planning Policy Framework (as revised December 2023).
8. For these reasons and having had regard to all other matters raised, the appeal fails.

Martin Andrews

INSPECTOR

