



Appeal Decision

Site visit made on 19 July 2024

by **J L Cheesley BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 1st August 2024

Appeal Ref: APP/Z1510/D/24/3342545

4 Wentworth Crescent, Braintree, Essex CM7 5QD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by G Taylor against the decision of Braintree District Council.
 - The application Ref is 24/00155/HH.
 - The development proposed is Government warm home scheme, External Wall Insulation installed on property by WEINSULATE.CO.UK LTD. Finish - EWI- 075Silicone Render Colour – Grey.
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Decision

1. The appeal is dismissed.

Main Issues

2. I consider the main issues to be the effect of the development on the character and appearance of the host dwelling and surrounding streetscene.

Reasons

3. The appeal property lies within a group of dwellings surrounding an open green area. The dwellings comprise two-storey terraces of strong uniform design, layout and scale. Other than the host dwelling, where the development has already taken place, they all have front red brick facades. The uniformity creates a strong character and appearance for the area.
4. The appeal dwelling is an end of terrace property in a prominent location within the surrounding streetscene. The development comprises external wall insulation with a dark grey finish. This is over the existing red brick walls. From my observations, due to the colour, rendering materials and protrusion from the front wall, this appears as an incongruous addition to both the existing dwelling and surrounding streetscene. It fails to integrate into the strong existing pattern of development to the detriment of both the character and appearance of the existing dwelling and surrounding streetscene.
5. I note the energy efficiency benefits of the insulation. This is a material consideration. In addition, I note that the provision of the insulation received a grant from the Council. This is not the only means of providing insulation. I have found that the harm I have identified above is so significant that the energy efficiency benefits of the insulation do not warrant approval of the development.
6. In reaching my conclusion, I have had regard to all matters raised including the example of a dwelling with similar external insulation. That dwelling is not within

the distinct group of dwellings surrounding the appeal property and thus is not directly comparable to the development before me, which I have determined on its individual merits.

7. Having taken all matters raised into consideration, I conclude that the development has an adverse effect on the character and appearance of the host dwelling and surrounding streetscene. Thus, the development is contrary to Policies LPP1, LPP36 and LPP52 in the Braintree District Local Plan 2013-2033 (2022), particularly where they seek a high standard of design and require materials to be compatible with the original dwelling and character of the area. These policies are broadly in accordance with the National Planning Policy Framework, particularly where it seeks to ensure good design that is sympathetic to local character.
8. For the reasons given above the appeal should be dismissed.

J L Cheesley

INSPECTOR