



Appeal Decision

Site visit made on 24 July 2024

by Paul Martinson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 August 2024

Appeal Ref: APP/A0665/D/24/3343632

Hawthorn House, 6 High Street, Norley, Northwich WA6 8JS

- 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 Mr I Rawlinson against the decision of Cheshire West and Chester Council.
 - The application Ref is 23/03917/FUL.
 - The development proposed is described as 'proposed external render with external insulation to all elevations of main house'
-

Decision

1. The appeal is allowed and planning permission is granted for proposed external render with external insulation to all elevations of main house at Hawthorn House, 6 High Street, Norley, Northwich WA6 8JS in accordance with the terms of the application, Ref 23/03917/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos: Site Location Plan; 23036-PL-110 Revision M; 23036-PL-101 Revision M.
 - 3) Prior to the commencement of the development, details of the colour finish and texture of the render shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such.

Main Issue

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

Reasons

3. Norley is a small settlement that is located within a predominantly rural area. High Street runs roughly east west through the village and is lined by residential properties for much of its length. Dwellings comprise of a mix of ages and designs and are typically brick faced, although some are rendered. There are also a number of properties that are finished with a mix of brick and render. The brickwork present comprises of a variety of colours and textures, with some of the older houses faced with Cheshire red brick. The area is thus characterised by a mix of external materials and dwelling styles.

4. The appeal property is a detached, two storey, brick faced house that was constructed in the 1970s. It comprises of a dual pitched roof with a gable to the front elevation. Its windows are reasonably large with a horizontal emphasis resulting in a low solid to void ratio to the front elevation. The appeal property is consistent with the general mixed character of the area.
5. The proposal would involve the application of external insulation which would be rendered. The overall form and design of the dwelling, including its fenestration and its existing solid to void ratio would be unaltered by the appeal proposal. There is nothing before me to suggest that the existing brickwork is a locally distinctive material such as that present in the older properties nearby.
6. Whilst I acknowledge that brick is a prevalent external finish in the vicinity, as set out above, render is also characteristic of the area. Indeed, a rendered bungalow lies opposite the appeal property, whilst there are three properties located further to the east which comprise of a mix of brick and render. Furthermore, there are numerous properties along nearby Maddocks Hill that are rendered. Given the presence of these nearby rendered properties of similar designs and those in the wider area, a rendered finish would not appear out of place on a dwelling of this age and design. Whilst there are limited details of the colour finish or texture of the proposed render before me, such details could be supplied through a planning condition imposed on any grant of approval. I am therefore satisfied that the application of render or an appropriate colour and texture would be in keeping with the character and appearance of the original dwelling.
7. The Cheshire West and Chester Council's Supplementary Planning Document: House Extensions and Domestic Outbuildings sets out that it will normally be expected that materials will match the existing building. However, I am mindful that this is only guidance and cannot envisage every scenario. As the proposed render would be applied to the publicly visible external elevations, the proposal would result in a consistent external appearance, reflective of nearby rendered dwellings.
8. As such, subject to a condition agreeing the final details, I am satisfied that the proposal would preserve the character and appearance of the area. The proposal would therefore comply with Policy ENV6 of the Cheshire West and Chester Local Plan Part One and Policies DM3 and DM21 of the Cheshire West and Chester Local Plan Part Two which together seek to ensure development proposals are in keeping with the character and appearance of, and are subordinate to, the original dwelling, and respect local distinctiveness, including through the use of materials. There would also be compliance with the provisions of paragraph 135 of the Framework which sets out that planning decisions should ensure new developments add to the overall quality of the area, are visually attractive, and sympathetic to local character.

Conditions

9. In addition to a condition requiring commencement with the standard statutory period, I have attached a condition specifying the approved plans in the interests of clarity. I have also attached a condition requiring the provision of details of the proposed render for the reasons set out above.

Conclusion

10. For the reasons given above the appeal should be allowed.

Paul Martinson

INSPECTOR