

Appeal Decision

Site visit made on 3 September 2024

by E Grierson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th September 2024

Appeal Ref: APP/L2630/D/24/3337415

17 Maltings Drive, Harleston, Norfolk IP20 9EY

- 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 Joseph Newson against the decision of South Norfolk District Council.
 - The application Ref is 2023/2913.
 - The development proposed is external rendering and new front steps.
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Decision

1. The appeal is allowed and planning permission is granted for external rendering and new front steps at 17 Maltings Drive, Harleston, Norfolk IP20 9EY in accordance with the terms of the application, Ref 2023/2913, and the plans submitted with it, 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 drawings: Existing Plan Scale 1:100, Existing Elevations Scale 1:100, Site Plan Scale 1:1250, Proposed Plan Scale 1:100 and Proposed Elevations Scale 1:100.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. Proposed Elevations Scale 1:100.

Preliminary Matters

2. Since the appeal was submitted, the Greater Norwich Local Plan (the GNLP) was adopted and now forms part of the adopted development plan for South Norfolk District Council. As such Policy 2 of the Joint Core Strategy, referred to in the decision notice, is now superseded, with the Council indicating that Policies 2 and 3 of the GNLP are most relevant. Therefore, the appeal will be considered against the policies from this plan, where relevant, along with the South Norfolk Local Plan Development Management Policies Document (the LP) 2015 and the Redenhall with Harleston Neighbourhood Plan 2022-2038 (the NP) 2022.
3. The Council raise no objections to the proposed front steps and therefore the following relates solely to the proposed external rendering.

Main Issue

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

Reasons

5. The appeal site is occupied by a single storey, link detached dwelling finished with red brick. The dwelling fronts the road Maltings Drive, with a small access road on the eastern side leading to further properties. The surrounding area is residential in nature, with a combination of single storey and two-storey properties. Dwellings located on the first part of Maltings Drive are relatively uniform bungalows finished with a combination of yellow brick and render. Dwellings further into Maltings Drive, including the appeal property, are comprised of a combination of single storey and two-storey properties which are, in general, finished entirely with brick.
6. Due to the location of the appeal dwelling, adjacent to the access road to the east with no immediate neighbouring property to provide screening, it is a prominent feature within the streetscene. The proposed development would result in a dwelling which is largely finished with render, apart from the attached garage which would retain its brick finish and, due to the scale of the property and its prominence, this alteration would have a noticeable impact upon the streetscene.
7. Nevertheless, a rendered finish is not an uncommon feature within a typical residential location such as this one and is already seen to some extent within the vicinity of the appeal site. Although the Council considers the existing application of render in the area to be modest and measured, the use of render on the entire property as proposed would not appear considerably out of character with other surrounding properties. As such, although highly visible in the streetscene, the proposed application of render would not be overly incongruous in the streetscene and would not have a detrimental impact on the character and appearance of the surrounding area.
8. Therefore, the proposed development would not harm the character and appearance of the surrounding area and would not conflict with Policy DM3.8 of the LP, Policies 2 and 3 of the GNLP and Policy RWH2 of the NP. These policies collectively seek to ensure that all development protects and enhances the existing locally distinctive character with well-designed places and buildings creating a distinct sense of place by respecting the scale, materials, form, function and character of the existing and surrounding buildings in the area.

Conditions

9. In addition to the standard time period for commencement of the development, I have attached a condition requiring the development to accord with the approved plans, as this provides certainty and precision. Furthermore, a condition has been included requiring the use of materials to accord with the approved plans, to ensure an appropriate appearance for the development.

Conclusion

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

E Grierson

INSPECTOR