



Appeal Decision

Site visit made on 27 October 2024

by A Hartley, LLB(Hons), Solicitor, MBA

an Inspector appointed by the Secretary of State

Decision date: 15 November 2024

Appeal Ref: APP/R3515/D/24/3345866
59 Swallow Road, Ipswich, Suffolk IP2 0TN

- 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 Stephen Dennis against the decision of Ipswich Borough Council.
 - The application Ref is IP/24/00267/FUL.
 - The development is cladding to the front of the dwellinghouse.
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Decision

1. The appeal is allowed and planning permission is granted for cladding to the front of the dwellinghouse at 59 Swallow Road, Ipswich, Suffolk IP2 0TN in accordance with the terms of the application reference IP/24/00267/FUL dated 5 April 2024 subject to the following condition:
 - 1) The development hereby permitted shall be retained in accordance with the the following approved plans:

01-Site Location Plan; 03- Existing Block Plan; 04 – Existing Elevations.

Preliminary Issue

2. At the site visit I saw that the development had already taken place.

Main Issue

3. The effect of the development on the character and appearance of the host dwelling and the surrounding area.

Reasons

4. The appeal property is at a corner of Swallow Road, in a prominent position. There are red brick dwellings in Swallow Road and another property with similar cladding to the appeal property. Within the immediate area there are other examples of similarly clad dwellings and others with painted render in varying colours.
5. I observed at the site visit that cladding is a prevalent material in Ipswich and the local area and is present in the immediate street scene of the appeal site.
6. My attention has been drawn to the fact that prior to the appeal development the dwelling was rendered and painted. It would therefore have had a different treatment to its façade from the red brick dwellings in Swallow Road. I find that

in the context of the varied painted render, red brick and cladding within the surrounding area, the addition of cladding to the appeal property reinforces an attractive physical characteristic of the local neighbourhood and visual appearance of the streetscene. It also respects the character of the established townscape.

7. Accordingly, I find that the appeal proposal complies with policies DM12 and DM16 of the Ipswich Local Plan incorporating the Core Strategy and Policies Development Plan Document Review 2022. It also accords with the National Planning Policy Framework (Framework) in that it is sympathetic to the local character.

Condition

8. I have imposed a condition specifying the approved plans as this provides certainty.

Conclusion

9. For the above reasons the proposal complies with the development plan taken as a whole and the Framework. I therefore conclude that the appeal should be allowed.

A Hartley

INSPECTOR