



Appeal Decision

Site visit made on 10 December 2025

by Ms Watson BA(Hons), MCD, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 December 2025

Appeal Ref: APP/P2365/C/24/3339186

10 Cromwell Close, Aughton, Ormskirk, L39 5ET

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Mr Jamie Anderson against an enforcement notice issued by West Lancashire Borough Council.
 - The notice was issued on 22 January 2024.
 - The breach of planning control as alleged in the notice is: Without planning permission, the installation of cladding on the front and side elevations of the projecting gable to the property.
 - The requirements of the notice are to: 1) Remove the cladding; 2) restore the property to its former appearance before the installation of the cladding; 3) remove all associated materials arising from the removal of the cladding from the property.
 - The period for compliance with the requirement is: 3 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(a) and (f) of the Town and Country Planning Act 1990 (as amended). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
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Decision

1. The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act (as amended) for the development already carried out, namely the installation of cladding on the front and side elevations of the projecting gable to the property at 10 Cromwell Close, Aughton, Ormskirk, L39 5ET subject to the following condition:
 - 1) Within one month of the date of this permission a scheme for the painting of the cladding shall be submitted to the Local Planning Authority for approval in writing. As a minimum the scheme shall include:
 - Details of the paint to be used (manufacturer, make and colour)
 - Method(s) of preparation of the existing cladding surface
 - Timetable for implementation of the painting scheme

The painting shall be carried out in accordance with the approved scheme and it shall be retained as such thereafter.

Ground (a) Appeal

2. The main issue is the effect of the development on the character and appearance of the house and the wider street scene.
3. The house is in a row of 4 similar detached dwellings which have projecting gables at the front. They are all clearly visible in the street-scene. Other houses in the road are of varying mid-20th century designs and are mainly constructed of brick with some having areas of render.

4. There is already some cladding on the front gable in the roof of the appeal house. The Council also accept that there is some use of plain cladding in the surrounding area. In the context of the variety of house types in the road, and the existing use of cladding on the house, I do not consider that the unauthorised cladding is harmful except for its plank pattern in multiple shades of grey and white. This pattern is strident and very much out of character with the street-scene.
5. To resolve the problem of the strident pattern the cladding could be painted. I note the Council's concerns about whether painting would be effective. However, they have provided me with a quote from the manufacturer of the boards that says "If you repaint your weatherboards, you keep the 10-year warranty on the quality of the fibre-cement boards. However, we cannot guarantee the performance and adhesion of the paint, as this largely depends on the preparation of the surface." Therefore, it seems that painting is fine so long as the surface is prepared properly. Preparation is important when painting any house exterior.
6. The Council has commented that the colours used in the cladding are not on the manufacturer's website. I cannot accept a website address as evidence because the content of websites can change.
7. The Council says that natural coloured cladding of this type cannot be painted over but the multi shaded cladding does not look like a natural colour to me and the Council has not provided any evidence that it is.
8. I therefore conclude that subject to the cladding being painted, it does not harm the character and appearance of the house and wider street scene. Therefore, I find no conflict with Policy GN3 of the West Lancashire Local Plan or with the Council's Supplementary Planning Document Design Guide. In combination these seek to protect the character and appearance of an area, including using appropriate materials.

Conclusion

9. For the reasons given above, I conclude that the appeal succeeds on ground (a). I shall grant planning permission for the cladding. The appeal on ground (f) does not fall to be considered.

Siobhan Watson

INSPECTOR