The Planning Inspectorate

Appeal Decision

Site visit made on 24 November 2020 by Andreea Spataru BA (Hons) MA

Decision by Susan Ashworth BA (Hons) BPl MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 December 2020

Appeal Ref: APP/R4408/D/20/3258626
24 Field Drive, Cudworth, Barnsley S72 8RH

- 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 Mr Tindle against the decision of Barnsley Metropolitan Borough Council.
- The application Ref 2020/0492, dated 20 May 2020, was refused by notice dated 17 July 2020.
- The development proposed is described as "proposed render to front elevation".

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the street scene.

Reasons for the Recommendation

4. The appeal relates to a detached, brick-built, two-storey dwelling located on a corner plot, at the junction of Field Drive with Abbots Close. The appeal dwelling fronts Abbots Close and has a two storey extension to its southern side, close to the side boundary adjacent to Field Drive. Neighbouring properties vary in scale and design, but there is consistency in terms of materials, which contributes positively to the character and appearance of the street scene. The proposal seeks to render the original front elevation of the appeal dwelling.

5. The dwelling's façade is wider than that of neighbouring properties and is prominent within the street scenes of both Abbots Crescent and Field Drive, particularly due to the elevated position of the dwelling when viewed from Field Drive on approach from the junction with Abbots Close from the south-western direction. The proposed render would cover a significant proportion of the dwelling's façade and would be clearly visible from Abbots Crescent and Field Drive.

6. Render is used in small amounts to the front of neighbouring properties although the planning status of this render is unclear. However, the extensive use of render in the manner proposed at the appeal site would be disproportionate to the brickwork of the front elevation and would appear bright and dominant in contrast to the mellow colour and texture of the existing material. The inappropriateness of the render would be accentuated by its visual prominence. The proposal would therefore be out of keeping with the host dwelling and the neighbouring properties, and thus harmful to the character and appearance of both the existing dwelling and the street scene.

7. I acknowledge that the existing brickwork of the extension and the original dwelling do not perfectly match. Nevertheless, from my site visit this is not unduly apparent in the street scene and does not in itself warrant development that would cause greater harm to the character and appearance of the area.

8. My attention has been drawn to internal Council correspondence. However, I can only deal with the proposal before me, on which the Council made its decision.

9. Accordingly, for the above reasons, I conclude that the proposal would be detrimental to the character and appearance of the host dwelling and the street scene. Therefore, the development would be contrary to Policy D1 High Quality Design and Place Making of the Barnsley Local Plan, which requires, amongst other things, that developments complement and enhance the character and setting of distinctive places.

Recommendation

10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Andreea Spataru

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

Susan Ashworth

INSPECTOR