

MRS DEB SMITH
3D EAGLE WING
TEMPLE QUAY HOUSE
2 THE SQUARE
BRISTOL
BS1 6PN

Your Ref	APP/W1715/W/23/3330474
Application	X/23/95259
Please ask for	Clare Martin
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4 January 2024

Dear Ms Smith

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Appeal Reference:	APP/W1715/W/23/3330474
Appeal By:	Mr Joe Martin
Application No:	X/23/95259
Description:	Variation of Condition 2 (approved plans) of planning permission F/21/91036 (Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling) to replace approved plan PL04 with revised plan PL04 Rev A to allow the as built Hardie Plank weatherboard cladding in anthracite grey (from the approved Pearl Grey)
Site:	25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

With reference to the above planning appeal and the Appellant's Statement of Case, the Local Planning Authority (LPA) are of the opinion that the main issues raised by the Appellant have been addressed previously in the officer's delegated report and would therefore ask that the appointed Inspector takes this delegated report as the LPA's Statement of Case for this appeal, along with the following comments.

While weight was given to the Design Officer's comments, the Planning Officer undertook a thorough assessment of the character of the site and locality. During the site visit, it was noted that the external materials of the properties within the vicinity tend to be light render or bricks, generally in warmer colours. Where there are a few examples of darker external materials within the wider vicinity, these are limited to small sections of the dwellings.

In contrast, the dark cladding of the appeal dwelling covers the whole of its first floor and the softer ground floor brick elements is mostly obscured by the high fencing along the front of the property. As such the first floor of the dwelling appears as one large expanse of dark cladding, which is clearly visible from a number of angles within the street scene, including on the property's front and both side elevations.

It is the LPA's opinion that the dark anthracite grey weatherboarding, as opposed to the approved lighter Pearl Grey colour, adds to the visual prominence of the dwelling and is out of keeping with the characteristics of this residential area. Furthermore, the large extent of the dark cladding has a detrimental impact on the appearance of the street scene, with the property occupying a dominant position fronting a road junction.

As referenced by the Appellant, the LPA has approved the use of large expanses of first floor cladding on properties within other parts of the borough. However, the decisions were based upon an assessment of the impact of dark external materials on the individual characteristics of the dwellings and their localities, which would be different to that of the appeal proposal. The Planning Inspector is respectfully reminded that planning applications should be determined on their own merits.

It is acknowledged that the interpretation of the GDPO differs between the LPA and Appellant, who is arguing that homeowners within reason can paint their dwellings any colour they like. Even if the Inspector accepts the Appellants premise, it should be noted that properties within the locality currently share a similar pallet of light surfacing materials, which forms part of the character of the area. There is no reason to suggest that this character will materially change. It is also pertinent to note that the addition of cladding to any dwelling requires planning permission.

It is also understood that the Appellant would be prepared to landscape the property's frontage, which could include planting trees. However, while it is accepted that landscaping could soften the appearance of the property it would not be to such an extent as to make the development acceptable and any approved landscaping could not be guaranteed to be in situ for the lifetime of the development.

In conclusion, the LPA respectfully requests that the Inspector upholds the reasons for refusal of planning permission and dismisses the appeal.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager