

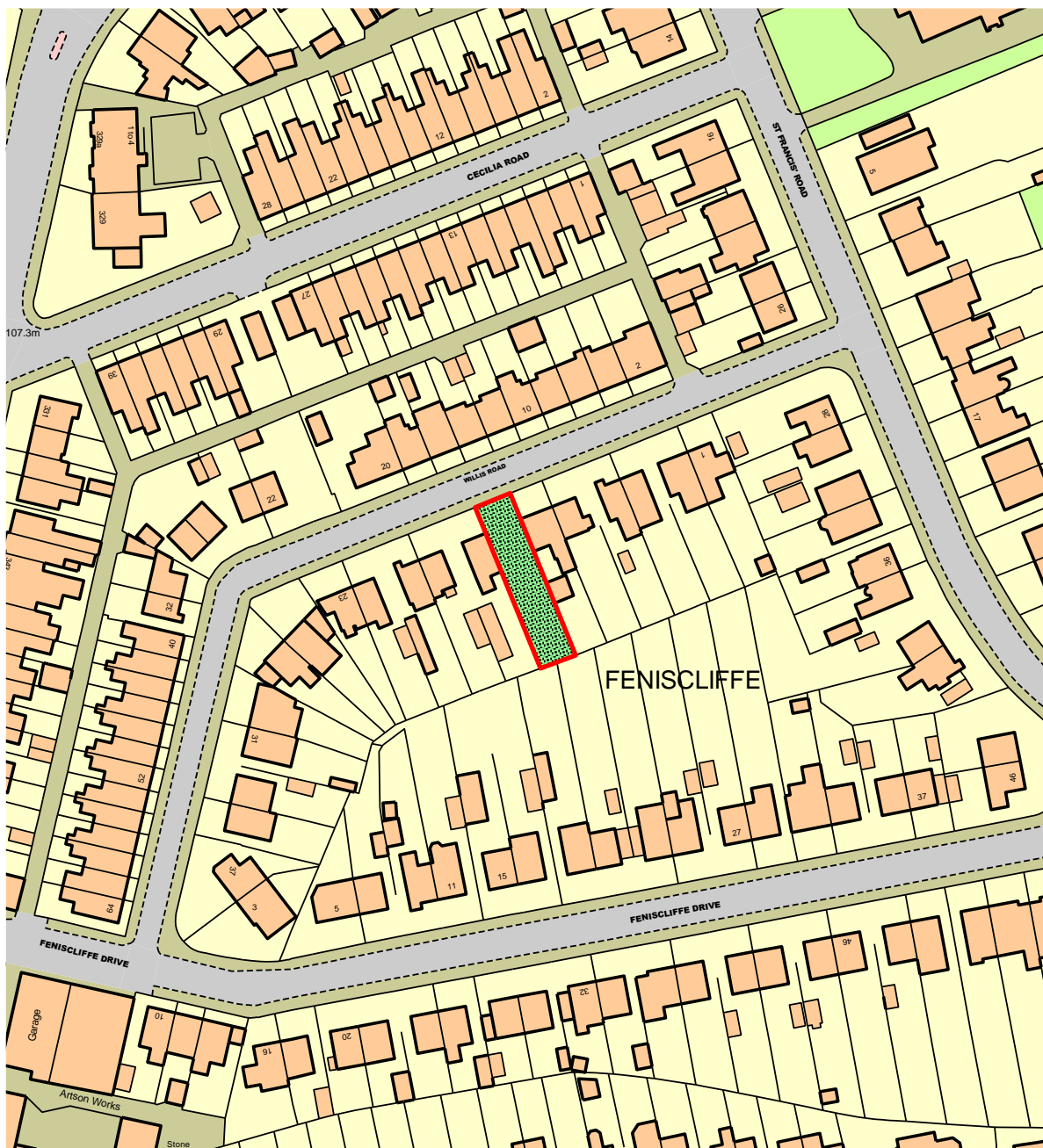
Proposed Development: Replacement of existing cement based spar dash render with new pearl coloured silicone based self-coloured smooth render

Site Address: 13 Willis Road, Blackburn, BB2 2UA

Applicant: Mr K Baxter

Ward: Livesey with Pleasington

**Councillor Mark Russell
Councillor Derek Hardman
Councillor Paul Marrow**



1.0 SUMMARY OF RECOMMENDATION

1.1 The proposed development is recommended to be granted planning permission, subject to the conditions detailed in Section 5.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is presented to the Planning and Highways Committee, in accordance with the Council's Constitution, and due to the number of public objections received.

2.2 The proposed development has been publicised through letters to residents of the nearest 7 properties, on 17th May 2023. 6 public comments have been received objecting to the application. The objections raised principally relate to visual implications through the use of render on a property that is currently pebbledashed. Should any further comments be received ahead of the committee meeting they will be presented as part of a committee update report.

2.3 The Council's development plan supports new householder development and associated works, provided they constitute sustainable development and accord with the development plan when taken as a whole.

2.4 The proposals involve the replacement of deteriorating pebbledash with a silicone-based smooth render to all three elevations.

2.5 On balance, the proposals would be satisfactory from a technical point of view, with all issues having been addressed through the application process or capable of being controlled or mitigated through appropriately worded planning conditions.

2.6 The key issues to be addressed in determining this application are follows;

- Assessing any design and visual amenity impacts

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is a two-storey semidetached dwelling located within the settlement of Blackburn. The site is positioned within a residential area that is populated with dwellings of various styles and ages. Residential properties and garden areas surround to all four sides. The dwelling mostly has pebbledash elevations with slate roof coverings and white uPVC doors and windows. A garage adjoins the east elevation, which has a grey door. A single-storey rear extension is currently under construction, which is yet to be rendered.

Figure One – Satellite image of the site



3.2 Proposed Development

3.2.1 As detailed above, this planning application initially involves removing the existing pebbledash and the applying a smooth silicone based render, which would be pearl (cream) in colour. The red brick plinth wall would not be concealed by the proposed works. The same material would also be applied to the walls of a single-storey rear extension, which is currently under construction.

Figure Two – Proposed Elevation Plans and Image of Render



3.3 Case Officer Site Photos



3.4 Development Plan

3.4.1 Local Plan Part 2 (2015):

- Policy 11: Design

3.4.2 Residential Design Guide Supplementary Planning Document (SPD) (2012)

- Policy RES E1: Materials

4.0 **ASSESSMENT**

4.1 Design and Visual Amenity

4.1.1 The site is positioned within an urban area that has a relatively varied streetscene. Dwellings of varying styles are found locally that are faced with pebbledash and red bricks. In general terms, Policy 11 requires all development proposals to represent a good standard of design through demonstrating an understanding of the sites wider context, and making a positive contribution to visual amenity.

4.1.2 The Design SPD reiterates those requirements in the context of residential developments. Policy RES E1 states that materials used in residential extensions will normally be required to match those used in the existing property. Concerns have been raised in public comments in relation to design and visual amenity matters.

4.1.3 Although specifically related to extensions, it is reasonable to apply the requirements of Policy RES E1 to this assessment. The proposals involve the use of a material that would not match the existing material, nor that of the row of existing properties. That said, the preamble of Policy RES E1 states that materials used for extensions need to be sympathetic to those used in the

original building. In most cases this will mean that a direct match is required, however, in some circumstances an alternative approach may be justified.

- 4.1.4 A recent appeal decision concerning similar matters is detailed below in Section 6. Although the appeal was dismissed, a positive appraisal of the replacement of pebbledash for a smooth render was provided, as follows – *with regard to materials, the application of silicone coloured render to the main house in place of pebbledash would be appropriate to the style and age of the dwelling.*
- 4.1.5 The property in question is of a similar style and age to the application site and above appeal decision provides recent justification from the Planning Inspectorate that such works are an acceptable form of development visually in the context of mid-1900s pebbledash faced properties. Such works are often undertaken in the process of modernising dwellings, and were a similar colour render to be proposed when related to that of the existing pebbledash, no planning permission would be required for those works.
- 4.1.6 Another fallback position to consider involves the application of paint to pebbledash, which is again a common form of development. Paint of any colour can be applied to any building under the provisions of permitted development. White paint is commonly used to cover pebbledash. Were such works to be undertaken at this property a similar finish would be provided to that of the proposed render. An example of such works is found close to the application site whereby a grey paint has been applied making the property appear distinctly different to those along the row.

Figure Three – Neighbouring property with painted frontage



- 4.1.7 When those fallback positions are considered alongside the preamble of Policy RES E1, the proposed development would not negatively contribute towards the visual amenity of the locality to a point where a refusal would be justified. A condition is recommended to ensure the development is implemented in accordance with the submitted details in order to clarify the terms of the consent. Subject to compliance with that condition, the proposed development

would be acceptable with reference to design and visual amenity, in accordance with the relevant requirements of Policy 11 together with the Design SPD.

4.2 Wider Considerations

- 4.2.1 Further concerns have been raised in public comments regarding the fact that building works have caused disruptions previously, fencing has been erected in the rear garden and estate agents should not purchase properties from clients.
- 4.2.2 The previous undertaking of building works does not prejudice the assessment of this application. These proposed works may cause temporary disruptions for the immediate neighbours yet such an outcome is not uncommon in the context of building works. Furthermore, no measures are required to control this proposed development given its nature and scale.
- 4.2.3 The presence of new fencing was noted on site yet the installations are within the parameters of permitted development and they do not require planning permission. Finally, legalities regarding the sale of properties is not relevant to planning applications. Those comments, therefore, have no material influence on the assessment of this application.

4.3 Summary

- 4.3.1 This application involves the replacement of deteriorating pebbledash with a silicone-based smooth render to all three elevations. Subject to appropriate conditions, the proposed development would be acceptable on all the relevant planning grounds, in accordance with the policies and guidance note detailed in Section 3.4.
- 4.3.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Subject to appropriate conditions, the proposal would be acceptable in terms of design and visual amenity.
- 4.3.3 The proposed development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

5.0 **RECOMMENDATION:**

Delegated authority is given to the Strategic Director of Growth and Development to approve planning permission, subject to the following conditions;

- 5.1 The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

5.2 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings: Location Plan (1:1250), Existing Site Plan (1:500), Proposed Site Plan (1:500), Existing Elevation Plans (1:100) and Proposed Elevation Plans (1:100).

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

5.3 All materials to be used for the development hereby approved shall be as stated on the submitted application form and approved drawings.

REASON: In order to ensure a satisfactory form of development is achieved, in the interests of visual amenity, and to comply with the requirements of Policy 11 of the Blackburn with Darwen Borough Council Local Plan Part 2, Site Allocations and Development Management Policies (Adopted 2015).

6.0 RELEVANT PLANNING HISTORY

6.1 None.

7.0 CONSULTATIONS

7.1 Ward Cllrs

7.2 Summary of public responses:

- The proposals would appear out of place
- Pebbledash should be retained for the most prominent elevations
- Building works have caused disruptions previously
- Fencing has been erected in the rear garden
- Estate agents should not purchase properties from clients

8.0 CONTACT OFFICER: Christian Barton – Planning Officer

9.0 DATE PREPARED: 28th June 2023

10.0 SUMMARY OF REPRESENTATIONS

Objection – Graham Brown, 11 Willis Road, Blackburn, BB2 2UA. Received: 24/05/2023

With reference to the planning application 10/23/0412 to render the property at 11 Willis Rd with a pearl coloured silicone. I wish to object to that proposal.

My reason is that I believe that it would be totally out of keeping with **every** other house in the area and specifically within that street. I think that whilst in it's own right, some may think that it could be attractive, I believe that it would be unattractive and detrimentally impact on every other house in the street in general and it would visually stand out like a sore thumb.

I live next door to the property and due to its proximity believe that it would impact even greater on myself

A compromise could be that he renders the back of the property including the extension in the pearl coloured silicone, but covers the front and side aspect (where visible from the front aspect) in traditional dash render in keeping with the area

Objection – Ms L Hyde, 15 Willis Road, Blackburn, BB2 2UA. Received: 24/05/2023

I have just received a letter about a planning application regarding Rendering on adjoining house. I would like to object as it would not be in keeping with the other property in this area and would stand out like a sore thumb.

The letter I received from you does not give me a ref no pertaining to the address which is being renovated by the Estate agent that actually purchased the property nearly 3 yrs ago.

Estate agents are not supposed to buy clients properties and I am sure that this correct, however it happened and I have been led a merry dance around this subject.

The whole thing has been a abominal experience right from the start. From builders calling at my home saying they were going to knock down the boundary wall to build the extension. I knew enough about building extensions to know that he could not do this, however now there is a 6ft fence around the whole back garden and an extension Which has completely enclosed my view.

The rendering issue is a problem and only myself and one neighbour have been sent a letter concerning this and I would like to know why others across from the house were not informed. I myself am Objecting to the rendering and the house should be put back to as it looks which is the same along all of the street on the same side.

Objection – Mr & Mrs Whittaker, 19 Willis Road, Blackburn. Received: 25/05/2023

With reference to the above planning application for replacement of existing cement-based spar dash render with new Pearl coloured silicone based self-coloured smooth render we wish to register our objections to the proposed work.

We live on Willis Road and feel that the alteration to the rendering will look out of place with the rest of the properties. Houses on the opposite side of Willis Road are brick built in the early 1900s and the semi despatched properties on the same side as number 13 built in the 1940s.

The plans propose that one house of a set of semis is in essence being completed different in appearance to its attached neighbour and will be out of character for the area and the ages of the properties. The rendered properties are rough coated and to have a smooth coated, in essence a modern look, will be intrusive and out of place given the ages of the surrounding buildings.

Objection – Adam S Whittaker. Received: 25/05/2023

With reference to the above planning application for replacement of the building rendering, I would like register my objections to the proposed work. I live on directly opposite this property and feel that the alteration to the rendering will look out of place with the rest of the properties. Houses on this side of Willis Road were built circa 1947 and have had standard pebble dashed rendering since they were built.

The plans propose that one house on the entire road will be completed with a different appearance and, it will also be different to its attached neighbour. This is out of character for the area and the ages of the properties. The rendered properties are rough coated, and to have a smooth coated, in essence a modern look, will be intrusive and out of place given the ages of the surrounding buildings.

Objection – Alan Wiggins, 12 Willis Road. Received: 30/05/2023

Thankyou for contacting me with regards to the planning application at 13 Willis Road. I write to inform you, of my objection to the planning application. The property will no longer be inkeeping with the area if the pearl coloured silicone render replaces the spar dash.

Objection – Hannah O’Boyle, 14 Willis Road, Blackburn. Received: 30/05/2023

Thank you for the information with regards to the planning application for 13 Willis Road. I’m objecting the replacement of the existing cement based spar dash render, with new pearl coloured silicone smooth render.

The objection is based on the fact that the property will no longer be inkeeping with the area and will stand out against all of the other properties on the road.

I’m concerned that if one house is granted planning permission to go ahead with this, then Willis Road could potentially look like Balamory in the future.
