

From:Sara Imran
Sent:Sun, 14 Mar 2021 20:11:43 +0000
To:David Edmonds
Subject:Re: 20/01331/FUL - 50 Aldington Close Redditch
Attachments:06222-100 Elevations.pdf

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Dear David,

I would like to upload the elevation drawings that you had requested to support my planning application, however I am unable to edit/make changes on the planning portal website. Therefore, I have attached the file above for you to review.

I was wondering if you could possibly provide a timeframe for when I could be able to receive a decision in regards to the application. I would like to mention the installers for the external wall insulation have said they would like to begin work in April.

I appreciate your time and look forward to hearing from you.

Kind regards,

Sara Imran

(Application reference- PP-09190990v1)

From: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>
Sent: 03 February 2021 16:22
To: Sara Imran <sara5rose@hotmail.com>
Subject: 20/01331/FUL - 50 Aldington Close Redditch

Dear Sara Inman

Thank you for your letter dated 3rd February 2021

Whilst I would accept that insulation cladding per se is an improvement rather than an enlargement it is considered that since it would be finished in render rather weather boarding it would not be a similar material. Thus it would not

comply with the condition A.3(a) of general planning permission set out in Class A of, Part 1, Schedule 2 of the General Permitted Development (England) Order 2015. This condition, which relates to alterations as well as enlargements states that the development permitted by Class A is subject to condition(a) 'the material used on the exterior wall ... must be **similar appearance** (my emphasis) to those used on the construction of the exterior of the existing dwellinghouse'. Whilst it is judgement call as to what is a similar appearance and it does not mean exactly the same, it is considered that render does not have a similar appearance to weatherboarding in terms of colour texture or patterns of the joints between the face material. I have pasted an extract from the planning portal, below so that you can check to wording. I have also pasted a report of an appeal decision taken from Planning Jungle which reports albeit relating to an enlargement rather an improvement that a Planning Inspector's judgement was that render is not of similar appearance to weather boarding cladding

Therefore I disagree with the opinion expressed from Natalie Rush from Six Star.

If you went ahead and main these alterations without planning permission the Council would have to consider taking planning enforcement action.

Yours sincerely

David Edmonds

Planning Permission

Planning Permission 

building regulations
approval needed for work to
external walls?

Building Regulations:
decoration and renovation

Building Regulations: Fire
protection

Building Regulations:
thermal resistance and
changes to 'thermal
elements'

Building Regulations:

You do not need to apply for planning permission for repairs or minor improvements, such as painting your house.

Build Aviator's estimating service can help you plan your project by providing an accurate cost of the proposed construction.

If you live in a listed building, you will need listed building consent for significant works whether internal or external.

If you live in a Conservation Area, a National Park, an Area of Outstanding Natural Beauty or the Broads, you will need to apply for planning permission before cladding the outside of your house with stone, pebble dash, render, timber, plastic or tiles.

Outside these areas, cladding may be carried out without the need to apply for planning permission provided the materials are similar to the original house.

Summary of Case (appeal dismissed): The property is a three-storey semi-detached house. It appears that the property originally had a (part-width) single storey rear projection, and an open "infill" area on the side nearest the adjoining semi-detached property. The original single storey rear projection has previously been replaced by a longer single storey rear extension ("Dining/Breakfast"), and within the infill area another single storey rear extension ("Conservatory") has previously been erected. Furthermore, the Council has previously granted planning permission for a proposed full-width single storey rear extension, which would replace the existing 2 x single storey rear extensions. This proposed full-width single storey rear extension (which has not yet been erected) would have length 1.5m-3.6m (as measured from the staggered original rear wall), and would be clad in "natural cedar slats". The application

subject of this appeal (i.e. for a certificate of lawfulness) was for a proposed first floor rear extension, which would be situated on top of part of the proposed full-width single storey rear extension. From the agent's appeal statement, it appears that the application subject of this appeal was submitted on the basis that the proposed first floor rear extension under permitted development could be erected at the same time as the proposed single storey rear extension under the previous planning permission granted by the Council. A key issue was, where development is undertaken as a single operation, whether it's possible for only part of the development to be permitted development (i.e. and for other parts to be either 1) unlawful or 2) granted planning permission by the Council). A key issue was whether the development is contrary to the 01/10/2008-29/05/2013 version(s) of Part 1 Class A paragraph A.1(e) of the GPDO 1995, which states the following: "A.1. Development is not permitted by Class A if— (e) the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;" [Note: Part 1 Class A paragraph A.1(e) of the GPDO 1995 → Part 1 Class A paragraph A.1(f) of the GPDO 2015]. A key issue was whether the development is contrary to Part 1 Class A paragraph A.1(f) of the GPDO 1995, which states the following: "A.1. Development is not permitted by Class A if— (f) the enlarged part of the dwellinghouse would have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;" [Note: Part 1 Class A paragraph A.1(f) of the GPDO 1995 → Part 1 Class A paragraph A.1(h) of the GPDO 2015]. A key issue was whether the development is contrary to Part 1 Class A paragraph A.3(a) of the GPDO 1995, which states the following: "A.3. Development is permitted by Class A subject to the following conditions— (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;" [Note: Part 1 Class A paragraph A.3(a) of the GPDO 1995 → Part 1 Class A paragraph A.3(a) of the GPDO 2015]. The Inspector stated the following: "The appellant has provided a plan, based on an Ordnance Survey map of 1894, showing that the property is not a detached house and that the original wall of the rear of the property is stepped. The plan shows the footprint of the Page 2484 of 3134 extension superimposed and that it projects 1.5m and 3.6m from the original rear walls with the stepped arrangement. However, the Guidance indicates (on page 17) that "where the original rear wall of a house is stepped, then each of these walls will form the rear wall of the original dwelling house" as illustrated in the attached diagram reproduced from the Guidance. Part of the extension proposed therefore exceeds the 3m limitation set out in A.1(e)(i) and (f)(i) of Class A, Part 1, Schedule 2 of the GPDO and is therefore not permitted development. In relation to the external materials of the proposed work, to fall within permitted development as conditioned in section A.3, these have to be of a similar appearance to those used in the construction of the existing dwellinghouse. The dwelling has smooth rendered external walls, whereas the single storey extension is proposed to have walls externally clad in natural cedar slats. The condition is therefore not satisfied. The appellant says that planning permission already exists for the single storey extension, and including a similar exterior finish to that now proposed, but that is a separate matter not relevant to the exercise of permitted development rights contained in the GPDO." [Note: In my opinion, even if the proposed single storey rear extension was substantially completed as one operation, and then the first floor rear extension was commenced as a second (i.e. separate) operation, the first floor rear extension would still be contrary to Part 1 Class A paragraph A.1(f) of the GPDO 1995. This is because page 20 ("August 2010" version) of the DCLG "Technical Guidance" document

states the following: “Similarly, if a detached house has an existing, single storey, ground floor extension that was not part of the original house and which extended beyond the rear wall by more than three metres, then it would not be possible to add an additional first floor extension above this without an application for planning permission - because the enlarged part of the house would then consist of more than one storey and would extend beyond a rear wall by more than three metres:” In addition, although not raised by either the Council or the Inspector, in my opinion the proposed first floor rear extension would be contrary to Part 1 Class A paragraph A.1(g) of the GPDO 1995]. [Note: Although the Inspector doesn’t specifically state that the rear wall of the original (part-width) single storey rear projection constitutes part of “the rear wall of the original dwellinghouse”, he implies this conclusion by stating that the proposed single storey rear extension would project “1.5m and 3.6m from the original rear walls”]. Main Conclusions: • Where development is undertaken as a single operation, then it is not possible for part of the development to be permitted development and the other part to be granted planning permission by the Council. [Note: This contradicts other appeal decisions – for further info, see the entry within the following topic]. [Topic: Single operation versus separate operations]. • More than one wall facing the same direction can form “the rear wall” (in the case where the elevation is staggered horizontally). [Note: This contradicts other appeal decisions – for further info, see the entry within the following topic]. [Topic: “The rear wall”]. • The rear wall of an original rear projection does form part of “the rear wall”. [Topic: “The rear wall”]. • This appeal decision provides an example of where it was concluded that the following materials are not “of a similar appearance” to one-another: - timber boarding versus smooth render. [Topic: Materials]. Links to the Appeal Decision Notice and (if applicable) the Costs Decision Notice: • Appeal Decision Notice: https://planningjungle.com/?s2member_file_download=a00338-Appeal-Decision

During the current COVID-19 pandemic and whilst observing current advice and guidance, Planning and Regeneration staff continue to work using normal email and phone contacts, although from a home working environment. The situation is evolving and for updates on matters directly related to the Planning Service and other areas of the Council please see our Websites via this link [https://www.bromsgrove.gov.uk/keeping-safe/coronavirus-\(covid-19\).aspx](https://www.bromsgrove.gov.uk/keeping-safe/coronavirus-(covid-19).aspx) or [https://www.redditchbc.gov.uk/keeping-safe/coronavirus-\(covid-19\).aspx](https://www.redditchbc.gov.uk/keeping-safe/coronavirus-(covid-19).aspx)

David Edmonds

Principal Planning Officer

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B98 8AH

OR

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Worcestershire

B61 8DA

From: Sara Imran <sara5rose@hotmail.com>

Sent: 03 February 2021 2:40 PM

To: David Edmonds <David.Edmonds@bromsgroveandredditch.gov.uk>

Subject: Planning permission- application query (Ref: PP-09190990v)

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Dear David,

I am writing in regards to my planning application (Ref: PP-09190990v) for external solid wall insulation. I contacted the installers in relation to information for the elevation drawings requested as part of the application and recently received a response. I have been told that I would not need planning permission for the external wall insulation, as it is considered as an improvement to the house. The rendered finish would have a similar colour coating, so it would not require permission.

I have forwarded the email from the installer below for you to view.

I contacted the Redditch council number, who advised me to directly email you regarding this situation and ask if you could kindly withdraw the application and offer a refund.

Kind regards,

Sara Imran

50 Aldington Close,

Lodge Park,

Redditch,

B98 7NF

From: hello from Six Star <hello@sixstargroup.com>
Sent: 31 January 2021 10:30
To: Sara Imran <sara5rose@hotmail.com>
Subject: Re: ASSISTANCE

Hi Sara

Thanks for making it clear you need our help. Please see the attached and you should refer to this in your response to the planning team as it's highly unusual to be asked for such plans.

I hope this helps you.

External cladding to a single dwelling house is an improvement rather than an enlargement or extension, and this is supported by page 32 very last paragraph of the "Permitted development for householders" Technical Guidance (September 2019).

This means that you should not need full planning permission in order to install external wall insulation, unless you are living in a conservation area or a listed property. It will qualify as permitted development and therefore not need a full planning application.

I have attached the guidelines for your further information

Thanks

Nathalie Rush

Director

Office:

0121 666 7706

Email:

nrush@sixstargroup.com

Website:

www.sixstargroup.com

Reviews:

www.checktrade.com/SixStarInsulation/

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