

Justification Statement – Variation of Condition 3 (External Materials)

This application seeks to vary Condition 3 of the approved planning permission, which currently requires the external materials to match the existing dwelling in colour, material, and texture. The applicant proposes to substitute the previously approved render with a contemporary standing-seam cladding system (Greencoat Steel Standing Seam Roof Sheet with Ribs, as referenced on the Cladco website). The proposed darker cladding provides a crisp, modern aesthetic aligned with current architectural trends and homebuyer expectations. The finish will be more sympathetic to the scale of the permitted extension by visually reducing its massing and introducing a refined, durable surface treatment. As the extension is located to the side and rear of the dwelling, the revised material will not be visible from the public street scene, ensuring there is no adverse visual impact. The elevation is broken up by generous glazing and sliding doors, achieving balance and articulation while enhancing the building's overall design quality. For visual reference and to illustrate the proposed aesthetic, please find attached a series of CGI images and an accompanying CGI video which demonstrate the intended design, materials, and overall appearance of the development. These visuals confirm that the proposed finish will deliver a high-quality, modern, and contextually sympathetic result.

Planning and Design Justification

The proposal accords with both national and local planning policy, which actively encourage high-quality, innovative, and contextually appropriate design. National Planning Policy Framework (NPPF, 2023) • Paragraph 130: Planning decisions should ensure that developments are visually attractive as a result of good architecture, layout, and appropriate materials. • Paragraph 134: Supports innovative and visually attractive design that improves the character and quality of an area. • Paragraph 135: Encourages modern materials and methods of construction where they contribute to high-quality design outcomes. Knowsley Local Plan Core Strategy (2016) • Policy CS19 – Design Quality and Accessibility in New Development: Requires materials that are appropriate to the local context and contribute positively to local distinctiveness. • Policy CS2 – Development Principles: Supports proposals that make efficient use of land and deliver design solutions which respect their surroundings while embracing contemporary architecture. Knowsley Design Guidance SPD Encourages the use of modern, sustainable materials where these deliver cohesive and visually balanced elevations that enhance both the property and the wider setting.

The proposed Greencoat standing-seam cladding satisfies these aims by providing a durable, sustainable, and visually refined finish that complements the existing dwelling while elevating its architectural quality. The use of modern materials ensures longevity and low maintenance, consistent with best practice in contemporary residential design.

Conclusion

The variation of Condition 3 to permit the use of standing-seam cladding in place of render will: • Deliver a high-quality, modern finish sympathetic to the scale and form of the extension; • Enhance design quality in line with NPPF and Local Plan objectives; • Have no adverse impact on the street scene or local character due to its side/rear positioning; and • Provide a durable, sustainable solution consistent with current design expectations. For visual reference, the attached CGI images and accompanying video illustrate the proposal's design intent, confirming that the material change will produce an elegant, contextually appropriate outcome in full accordance with national and local planning policy.

Suggested Revised Condition 3

Condition 3 (Materials) The external surfaces of the development hereby permitted shall be constructed in accordance with the details shown on the approved plans and shall utilise Greencoat Steel Standing Seam Cladding (Ribbed Profile) in a dark grey tone (as per the submitted product specification), together with glazing and associated materials as illustrated in the submitted CGI visuals. No alteration to the approved materials shall take place without the prior written approval of the Local Planning Authority. Reason: To ensure a high-quality appearance that is visually appropriate to the dwelling and surrounding area in accordance with Policy CS19 of the Knowsley Local Plan Core Strategy (2016) and Paragraph 130 of the National Planning Policy Framework (2023).

Please visit <https://www.nicholsonhomes.uk/14-willis-lane-cgi-video> to see a visual fly through CGI video of our proposal



