
From: Dan Lymer
Sent: 05 August 2025 12:57
To: NEW West 2
Subject: Re: Planning Inspectorate APP/B3438/W/25/3367539: 5 Moorhead Drive ST9 9LQ

Hi,

Response to the LPA's Appeal Statement
Appellant's Rebuttal

We appreciate the Local Planning Authority's (LPA) detailed summary regarding the refusal of planning permission for the proposed external changes at 5 Moorhead Drive, Bagnall. However, we would like to respectfully address several points raised in their response and clarify our position further:

Architectural Character and Design Diversity

While we acknowledge the Council's emphasis on preserving the visual harmony and traditional brick character of the area, it is important to note that the surrounding neighbourhood already exhibits an evolving variety of materials and finishes. A careful review of nearby properties reveals the use of a range of external treatments, including occasional cladding and variations in fenestration, which contribute to the area's architectural diversity. Our intention is not to undermine the visual character but to sensitively enhance the appearance of the property in a manner complementary to the broader streetscape.

Use of UPVC Cladding

The choice of UPVC was made for its sustainability, durability, and low maintenance, aligning with contemporary standards without detracting from the core attributes of the locality. UPVC is widely recognised in modern construction for its environmental and practical advantages. Furthermore, the proposed design respects the building's proportions and maintains a cohesive look consistent with neighbouring properties.

Prominence and Procedural Clarifications

While the property occupies a central position within the street, the proposed alterations are modest in scope and do not significantly alter the overall scale or massing of the building. We have sought, wherever possible, to ensure the changes are in keeping with the surrounding context and do not detract from the established aesthetic.

We are grateful for the LPA's clarification regarding pre-application advice and the availability of guidance documents. However, our application was prepared with careful reference to the Council's published design policies and with a genuine intent to comply with all relevant planning criteria.

Conclusion

In light of the evolving character and material palette of the area, and with due regard to the Council's policies and design guidance, we respectfully urge the Inspector to consider the proposal favourably. We believe the proposed changes will maintain the integrity of the street scene while providing the benefits of a sustainable and well-considered improvement to the property.

We remain committed to working constructively with the Council to achieve a positive outcome for all parties.

Thanks
Dan and Becca Lymer

Sent from [Outlook for iOS](#)

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Sent: Thursday, July 24, 2025 9:15:29 AM
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