
Appeal Decision

Site visit made on 9 November 2016

by P W Clark MA MRTPI MCMI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 November 2016

Appeal Ref: APP/M1595/D/16/3153228

3 Silverdale East, Stanford le Hope SS17 8BQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Carl Short against the decision of Thurrock Borough Council.
 - The application Ref 16/00005/HHA, dated 4 January 2016, was refused by notice dated 29 April 2016.
 - The development proposed is a 2 storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a 2 storey side extension at 3 Silverdale East, Stanford le Hope SS17 8BQ in accordance with the terms of the application, Ref 16/00005/HHA, dated 4 January 2016, subject to the following conditions.
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans, drawings numbered 3SESBP and 3ES1.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials described in section 11 of the application form.

Procedural matter

2. Although the proposal is described on the application form as a two storey side extension, the submitted drawings show clearly that it also includes a single storey front extension. I have decided the appeal on that basis.

Reasons

3. There is only one main issue, which is the effect of the proposal on the character and appearance of the street. Silverdale and Silverdale East run together as a long straight street lined for the most part with pairs and short terraces of very similar medium width houses set at varying distances from the back edge of the footpath.
 4. The grouping of houses and the choice of setback give variety to the street but follow no discernable pattern. Variety is also given by a mixed palette of materials, including brick at ground floor (but sometimes render) and tiling at first floor (but sometimes render or cladding). Greater variety appears to have
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occurred over time as materials have been changed on individual properties. Further individuality has been added by the addition of porches to many of the houses in a variety of designs, some flat roofed, some hipped and others lean-to. In a very few instances there are full-width front extensions as proposed in this case.

5. A number of houses share side driveways leading to garages in their rear gardens but some of these have been infilled with garages in line with the front elevations of the houses. There appears to be only one extant example of a two-storey side extension (Nº 2 Silverdale). That is flush with the original façade at first floor level above a ground floor front extension, very similar to what is proposed in this appeal.
6. It follows that the proposal would be entirely in character with the only available precedent in the street and so I conclude that the proposal would cause no harm to its character or appearance. It would respond to local context, respect its distinct positive characteristics and contribute positively to its local area in the ways required by policies CSTP22 and PMD2 of the adopted Local Plan.¹
7. Policy A1.1 (ii) (c) of the saved Annexe A1 of the Thurrock Borough Local Plan suggests that where a side extension is to a property in a street of well-spaced semi-detached or detached dwellings of similar design, it should, if necessary, be set back at first floor level to prevent a continuous façade being created. But this case is not in a street of well-spaced semi-detached or detached dwellings. It is, as noted above, in a street of largely terraced properties. Moreover, there is a common passageway at the side, shared by a number of neighbouring properties to access their rear gardens which means that a continuous façade could not be created even if the neighbouring property were to be similarly extended. There would therefore be no contravention of this policy.
8. The appeal is therefore allowed, subject to the usual conditions requiring commencement within a limited period and compliance with the approved plans. I have not adopted the Council's suggested condition requiring matching materials but rather I have imposed a condition requiring the use of the materials indicated on the application form (including render as well as matching materials in places) as they are not inconsistent with what is found elsewhere in the street.

P. W. Clark

Inspector

¹ The Thurrock Local Development Framework Core Strategy and Policies for Management of Development Focussed Review: Consistency with National Planning Policy Framework, adopted January 2015
