

Appeal Decision

Site visit made on 9 November 2016

by C J Leigh BSc(Hons) MPhil MRTPI

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

Decision date: 24 November 2016

Appeal Ref: APP/M1520/D/16/3158960

58 Clarence Road North, Benfleet, Essex, SS7 1HT

- 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 Terence Everitt against the decision of Castle Point Borough Council.
 - The application Ref 16/0325/FUL, dated 28 April 2016, was refused by notice dated 23 June 2016.
 - The development proposed is a two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted a two storey side extension at 58 Clarence Road North, Benfleet, Essex, SS7 1HT in accordance with the terms of the application, Ref 16/0325/FUL, dated 28 April 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: OS plan, 2338/1, 2338/2, 2338/3, 2338/4, 2338/5/A, 2338/6/A & 2338/7.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

3. I saw at my site visit that the appeal property lies within an area of very diverse character. Houses and bungalows front Clarence Road North and roads off that street on a variety of building lines, whilst the architecture, form and scale of housing also vary. Many properties have evidently been altered and extended over the years. The topography in the area also changes, with Clarence Road North sloping downwards to the south east.
 4. The appeal property fronts Clarence Road North and has a side elevation fronting Kale Road to the west. The position of No. 58 is such that, in the
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frontage to Kale Road, it is set considerably further forward than the houses to the north. There is also a side conservatory addition to the appeal property, which is readily visible from the road due to its height and slope in the land.

5. The proposed development would see the demolition of the existing conservatory and the erection of a two storey extension. This would be more prominent in the streetscene than the existing single storey conservatory, but I do not consider this would be obtrusive or lead to any harm to a feeling of spaciousness, as the Council suggest. The existing property of No. 58 does not contribute to any strong building line or an appearance of regularity in the streetscene due to it being sited further forward of the Kale Road houses, as noted above. There is some element of openness to the side of No. 58, but this derives chiefly from being at the spacious junction of Clarence Road North, Kale Road and Avondale Road, as well as the open area to the side of 1 Kale Road opposite, rather than from within the site itself. These aspects would not change as a result of the proposed extension.
6. The scale and siting of the proposed extension would therefore appear as an appropriate addition to the house that does not appear obtrusive or lead to any appreciable reduction in spaciousness in the area that might be harmful to the character of the streetscene. The design of the extension shows a double-hipped roof. Although this is not a roof design common in the area, as noted there is a wide variety in the form, scale and appearance of properties in the vicinity. The pitch of the proposed roof would match the host property, and the double-hipped form helps reduces the bulk of the roof and overall scale of the side addition. In this instance I am therefore satisfied that the design would not detract from the character of the area, nor the simple appearance of the existing house.
7. It is therefore concluded on the main issue that the proposed development would not be harmful to the character and appearance of the surrounding area, and so be consistent with saved Policy EC2 of the Castle Point Local Plan 1998, and Policies RDG3 and RDG7 of the Council's Residential Design Guidance Supplementary Planning Document, the general thrust of which are to seek to ensure a high standard of design in all new development.
8. The appeal is therefore allowed. A condition is necessary requiring matching materials to ensure a satisfactory appearance to the development, and a further condition specifying the relevant drawings as this provides certainty.

C J Leigh
INSPECTOR