

Appeal Decision

Site visit made on 11 November 2016

by S Poole BA(Hons) DipArch MPhil MRTPI

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

Decision date: 25 November 2016

Appeal Ref: APP/H1515/D/16/3158967

511a Ongar Road, Pilgrims Hatch, Brentwood CM15 9JP

- 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 Daniel Gilbey against the decision of Brentwood Borough Council.
 - The application Ref 16/00377/FUL, dated 11 March 2016, was refused by notice dated 5 July 2016.
 - The development proposed is a single storey front extension and alterations.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this case are the effects of the proposal on the character and appearance of the host building and the surrounding area, and on the settings of nearby listed buildings.

Reasons

3. The appeal property is a 2-storey semi-detached house with a protruding garage which has been converted into a study. It is to all intents and purposes a mirror image of its attached neighbour, a fact that is highly evident from the road because of the large area of forecourt at the front of both houses. The appeal property is situated on a relatively busy road that is bordered by properties of varied age and appearance, including Hutchins Farmhouse and the Black Horse public house, both of which are grade II listed.
 4. The proposal would comprise the erection of a single-storey extension in front of the entrance door to provide an internal link between the house and the study. This addition would have a shallow pitched roof and similar roofs would be formed above the study and ground floor bay window. Although these alterations are modest, they would have the effect of unbalancing the symmetrical arrangement of the pair of dwellings, which would be highly evident in the street scene in this instance. Due to its siting, bulk and design I therefore conclude that the proposal would have an unacceptable effect on the host building and the surrounding area.
 5. For these reasons the proposal fails to accord with Policy CP1 of the Brentwood Replacement Local Plan (2005) (RLP) which amongst other matters seeks
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development of a high standard of design and layout that is be compatible with its location and any surrounding development. There is also conflict with the aims of the National Planning Policy Framework (2012).

6. I recognise that there are nearby semi-detached properties that have been extended to the front and side resulting in an unbalanced frontage. However none are directly comparable to the appeal proposal and each application and appeal needs to be considered on its individual merits. I therefore attach limited weight to these extensions.
7. The visual relationship between the appeal property and the nearby listed buildings is limited. As such I am satisfied that the settings of the listed buildings would not be unacceptably harmed and therefore the proposal complies with RLP Policy C16. This does not however outweigh my conclusion in respect of the harm to the character and appearance of the host building and surrounding area.

Conclusion

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR