
Appeal Decision

Site visit made on 5 December 2016

by Terry G Phillimore MA MCD MRTPI

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

Decision date: 20 December 2016

Appeal Ref: APP/H1515/D/16/3162979

10 Littlebury Court, Kelvedon Hatch, Brentwood CM15 0XQ

- 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 Adrian Webster against the decision of Brentwood Borough Council.
 - The application Ref 16/00767/FUL, dated 3 June 2016, was refused by notice dated 5 August 2016.
 - The development proposed is a rear first floor extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect the proposal would have on the character and appearance of the area.

Reasons

3. The property is a two-storey dwelling in a residential close development. The proposal would affect an existing single and two-storey addition at the rear. It would square off the footprint of this and enlarge the two-storey element so that this extends to within around a metre of the south-east boundary.
4. The resultant form of the two-storey addition would follow that of the main building. It would therefore no longer have a lower roof ridge or be set in from the north-east elevation as it is at present. The addition would thus not be subservient to the original building. Nevertheless, as acknowledged by the Council, with the degree of screening from Littlebury Court this would not have a visual impact on views from that side of the property.
5. This part of the property is also visible from the end of the residential road of Barley Field to the south-east. From here, in juxtaposition with other buildings and with the resultant reduction in intervening space, the extension would add an undue amount to the scale and mass of the building, leading to a harmfully dominant visual intrusion in the townscape. This would conflict with the requirements of Policy CP1 of the Brentwood Replacement Local Plan 2005 for proposals not to have a detrimental impact on the character and appearance of the surrounding area and be compatible with the location including in terms of size, siting and scale.

6. I note the absence of neighbour or other objections to the scheme, but for the reasons given above I conclude that the appeal should be dismissed.

T G Phillimore

INSPECTOR