

Appeal Decision

Site visit made on 30 January 2017

by J A B Gresty MA MRICS

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

Decision date: 13 February 2017

Appeal Ref: APP/M1595/D/16/3162343
22 Alderton Road, Orsett RM16 3DZ

- 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 & Mrs Alan Mia against the decision of Thurrock Borough Council.
 - The application Ref 16/01118/HHA, dated 9 August 2016, was refused by notice dated 6 October 2016.
 - The development proposed is a two-storey side extension to existing dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for a two-storey side extension to existing dwelling at 22 Alderton Road, Orsett RM16 3DZ in accordance with the terms of the application, Ref 16/01118/HHA, dated 9 August 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: 492/01, 492/02, 492/03, 492/04, 492/05A & 492/06A.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the local area.

Reasons

3. This part of Alderton Road is characterised by two-storey dwellings, set back from the road behind front gardens and driveways, of broadly similar character and design. The appeal property is a two-storey, end of terrace house situated on the inside of a bend in the road so that both its south and west elevations face towards the road and its back garden stands alongside the road. Although the back garden is enclosed by a tall brick wall which stands on the boundary of the appeal property with the roadside pavement, and the corner of the main
-

two-storey body of the house is only about two metres from the pavement, the views over the garden wall and the area of open grass at the front of the property contribute towards the generally open and spacious character and appearance of this part of Alderton Road.

4. The appeal proposal is for a two-storey extension to the southerly facing, gable end of the house. The extension would occupy about half of the width of this elevation and would project about 2.2 metres from the main wall of the house to be in line with the existing porch.
5. The Council's decision notice refers to saved Part A1.2 of Annex 1 of the Thurrock Local Plan (LP). This concerns new dwellings and appears to have little bearing on the proposed extension. However, from the wording of the decision notice and the Council's report, it is evident that the intention was to refer to Part A1.1 of Annex 1 of the LP which concerns extensions and additions to existing dwellings. I, therefore, attach significant weight to Part A1.1 of Annex 1 of the LP in considering this appeal.
6. Part A1.1 of Annex 1 of the LP indicates that in order to retain an open character and reduce an overbearing character which may occur, side extensions of corner properties should normally have a minimum flank building line of 4.5 metres. In this case the proposed extension would be about 3 metres from the pavement at its closet point, less than normally sought by LP Annex 1 Part A1.1, but about 5 metres from the pavement at its furthest point.
7. The curve in Alderton Road results in the appeal property's garage and the neighbouring properties to the rear of the appeal property standing several metres forward of the building line of the proposed extension. When viewed from the road in front of the appeal property, these buildings to the rear provide a built backdrop to views over the south side of the appeal property's garden. These buildings would provide a similar backdrop to the proposed extension and consequently the extension would have limited effect on the open character of the appeal property when viewed from the front.
8. Further, the proposed extension would not extend beyond the existing building line of the porch, the top of its roof would be set below the ridge of the main house and its design would reflect the design of the main house. Also, whilst the appearance of the southerly facing gable end of the house has features such as decorative brick courses at first floor level and the existing porch, it is a largely featureless, blank wall. The proposed extension would add variety to the appearance of the end of the property, creating visual interest to the property in the street scene.
9. Overall, the proposed extension would not extend beyond the existing building line of the appeal property, it would have limited effect on the open appearance of the property and in particular the views over the garden wall which contribute to the openness of this part of Alderton Road would be largely unchanged. Therefore, I conclude that the proposed development would be in keeping with the character and appearance of the local area and that it would accord with the requirements of Policies PMD1, PMD2 and Policy CSTP22 of the Thurrock Local Development Framework Core strategy and Policies for Management of Development. Also, it would be in keeping with LP Annex 1 Part A1.1's aims of retaining open character.

Conclusion

10. At the heart of the National Planning Policy Framework (the Framework), there is a presumption in favour of sustainable development. Good design is a key aspect of sustainable development. In this case the proposed development would respond to the character of the local area and would retain the open feel of this part of Alderton Road. Therefore, with regard to its effect on the character and appearance of the local area, the proposed extension would represent sustainable development as sought by the Framework and, for the above reasons, I conclude that the appeal should be allowed.
11. For the sake of clarity, I impose a condition requiring the development to be carried out in accordance with the approved plans and, in order to ensure the satisfactory appearance of the proposed extension, I impose a condition requiring the materials used in the external surfaces of the extension to match those of the existing house.

J A B Gresty

INSPECTOR