

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/16/3164160
19 Field Road, Aveley, Thurrock RM15 4AL

- 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 Lee Gander against the decision of Thurrock Borough Council.
 - The application Ref 16/00881/HHA, dated 21 June 2016, was refused by notice dated 12 October 2016.
 - The development proposed is a part single-storey rear extension, part two-storey rear extensions and two-storey side extension (ground floor of side extension will be a garage).
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Decision

1. The appeal is dismissed.

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. The appeal property is a two-storey, semi-detached house., set back from the road in a good sized plot. It forms part of a cluster similarly designed pairs of houses which have distinctive hipped roofs and front facing gables, contributing to this part of Field Road having a regular and planned appearance.
 4. The proposal includes a two-storey side and rear extension. The front elevation of the extension would stand in line with the front wall of the host building, creating a single unbroken front wall to the appeal building. Further, the roof would continue at the same height as the host building's roof and it would have a gabled design which would stand out in contrast to the part-hipped design of the adjoining house at No 17. Overall, the lack of visual break between the existing building and the height and design of roof would result in the front of the appeal property appearing large and bulky in comparison to the adjoining house. This would detract from the designed appearance of the pair of houses and would detract from the character and appearance of this part of Field Road, contrary to the aims of Policy PMD2 and Policy CSTP22 of the Thurrock Local Development Framework Core strategy and Policies for Management of Development.
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5. Further, the depth of the extension would nearly double the depth of the house when viewed from the road to the south of the appeal property. The side wall of the extension would be blank with no features to break up its appearance. As a consequence of its depth, height and blank appearance, the extension would appear very large, bulky and stark when viewed from the south. Whilst not included in the reasons for refusal in the Council's decision notice, this would add to the bulky appearance of the front elevation of the proposed extension in the street scene and does not weigh in favour of the proposed development.
6. Saved Annex 1 Part A1.1 of the Thurrock Local Plan (LP) seeks a minimum set back of 1.8 metres of the front elevation of two-storey side extensions. However, the reasons for seeking such a set back are stated as being to prevent a continuous façade being created should other properties be similarly extended. In this case the side of the appeal property adjoins the back garden of the neighbouring property and there is little likelihood of a continuous façade being created. I, therefore, attach little weight to LP Annex 1 Part A1.1 in this respect.

Conclusion

7. 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 fail to respond to the character of the local area and would detract from the designed character and appearance of the host property and cluster of similarly designed properties. Therefore, with regard to its effect on the character and appearance of the local area, the proposed extension would fail represent sustainable development as sought by the Framework and, for the above reasons, I conclude that the appeal should be dismissed.

J A B Gresty

INSPECTOR