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# Appeal Decision

Site visit made on 24 April 2017

**by Philip Willmer BSc Dip Arch RIBA**

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

**Decision date: 12 May 2017**

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**Appeal Ref: APP/M1595/D/17/3170112**

**23 Manor Road, Stanford-Le-Hope, Essex, SS17 0NY.**

- 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 Richard Betts against the decision of Thurrock Borough Council.
  - The application Ref 16/01469/HHA, dated 17 October 2016, was refused by notice dated 7 December 2016.
  - The development proposed is described as *first floor extension to side elevation, new timber frame construction to existing front and rear dormers* [sic]. *Lantern installed to existing kitchen flat roof.*
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## Decision

1. The appeal is allowed and planning permission is granted for a first floor extension to side elevation, new timber frame construction to existing front and rear dormers [sic]. Lantern installed to existing kitchen flat roof at 23 Manor Road, Stanford-Le-Hope, Essex, SS17 0NY in accordance with the terms of the application, Ref 16/01469/HHA, dated 17 October 2016, and the plans submitted with it, 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 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, drawings numbered: DWg1 of 3, DWg2 of 3 and DWg3 of 3.

## Main Issue

2. I consider the main issue to be the effect of the proposed development on the character and appearance of the host property and thereby the character and appearance of the surrounding area.

## Reasons

3. The property the subject of this appeal, 23 Manor Road, is a detached chalet style bungalow located at the end of Manor Road adjacent to a school playing field. The properties in the street are an eclectic mix of bungalows, chalets and detached and semi-detached houses of a variety of styles, ages and designs.

4. The existing chalet is of a simple gable end design with large flat dormers built into both the rear and front elevations. The kitchen extends into the rear garden by way of a flat roof projection. There is an attached flat roof garage and carport built on the north side of the dwelling.
5. The appellant proposes altering the existing front and rear dormers, including changing the pattern of fenestration and replacing the existing cladding with render. The Council has found this element of the design acceptable. In the context of the existing design I find no reason to form a contrary view.
6. The proposal also includes a first floor extension built over the existing garage and forming a replacement carport below. The first floor extension, that would have a higher ridgeline than the existing chalet, has been designed to be gable end on to the street, such that the existing and proposed ridges would be at 90 degrees to each other. The roof would be of a clipped or half hip form.
7. As designed the new extension would appear as the dominant element in the overall composition, creating a dwelling that would appear as a one and a half storey property. Accordingly, the extension would change the form and mass of the existing chalet.
8. However, the existing property is of a relatively utilitarian and unattractive design and one that is clearly out of scale with its immediate neighbours to the south and those on the opposite side of the road. In my judgement, the introduction of the proposed first floor addition would to some extent improve the dwelling's relationship to the built form of the surrounding development.
9. I accept that the introduction of a half hip roof would be a departure from the simple gable roof form of the existing dwelling. However, given the overall variety of roof forms in the street and as the house next door has a hipped roof, I do not consider that the introduction of a half hip roof would either cause significant harm to the overall composition or appear as an alien feature in the street scene.
10. On balance, I conclude, in respect of the main issue, that the proposed development would not cause harm to the character and appearance of either the host property or the surrounding area. It would therefore accord with the following policies as they relate to, amongst other things, the quality of design and the need for development to have a positive response to the local context: Policies PMD1, PMD2 and CSTP22 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (Adopted January 2015).

### **Conditions**

11. The conditions follow from those suggested by the Council. To ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the building.
12. In the interests of certainty, I shall also impose a condition requiring the development to be undertaken in accordance with the approved plans.

## **Conclusions**

13. For the reasons given above and having regard to all other matters raised, I conclude that the proposal is in accordance with the development plan, when read as a whole, and that the appeal should be allowed.

*Philip Willmer*

INSPECTOR