
Appeal Decision

Site visit made on 12 June 2017

by J L Cheesley BA(Hons) DIPTP MRTPI

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

Decision date: 14th June 2017

Appeal Ref: APP/Z1510/D/17/3173326

2 Smallholdings, Ewell Hall Chase, Kelvedon, Colchester, Essex CO5 9BG

- 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 Mrs Jennifer Thorn against the decision of Braintree District Council.
 - The application Ref 17/00165/FUL was refused by notice dated 30 March 2017.
 - The development proposed is the demolition of existing single-storey rear extension and erection new front porch, a two-storey side extension and part two-storey, part single-storey rear extension to create a larger family kitchen and living space and additional master bedroom on the first floor.
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Decision

1. The appeal is dismissed.

Main issues

2. I consider the main issues to be the effect of the proposal on the character and appearance of the host dwelling and the character of the surrounding area.

Reasons

3. As part of the appeal, the appellant has submitted revised plans. As these plans have not been considered as part of the planning application and are significantly different to the planning application proposal, I have not taken them into consideration in my determination of this appeal.
 4. Policy CS9 in the Braintree District Council Core Strategy (2011) promotes the highest possible standards of design. Policy RLP 2 in the Braintree District Local Plan Review (2005), states that countryside policies apply to development outside village envelopes. Policy RLP 18 seeks to ensure, amongst other matters, that extensions to dwellings in the countryside are compatible with the scale and character of the existing dwelling and are subservient in terms of bulk, height, width and position. Policy RLP 90 seeks a high standard of layout and design for all new development.
 5. I consider the policies referred to above are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's core principles; particularly that planning should be taking account of the different roles and character of an area and be seeking to ensure high quality design.
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6. The appeal property is a semi-detached two-storey dwelling in a semi-rural setting. The original main parts of this pair of properties mirror each other. The adjoining dwelling is currently being extended to the side with a two-storey extension and single-storey rear projection.
7. The proposal before me includes a two-storey side extension with rear single-storey and two-storey additions. The floorspace of the dwelling would be nearly doubled. From my observations due to the scale, design and siting of the proposed extensions, I do not consider the proposed extensions would constitute subservient additions. I consider that they would unacceptably overwhelm the existing dwelling, to the detriment of the character and appearance of the host dwelling. In such a prominent exposed location, this would introduce an urbanising form of development in this semi-rural setting, to the detriment of the character of the wider area.
8. In reaching my conclusion, I have taken into consideration all matters raised, including the construction of the side extension on the adjoining dwelling. I have been provided with plans of that development, which are different to and of less bulk, scale and mass, to the proposal before me, which I have considered on its individual merits. Therefore, I have attributed limited weight to the construction of the side extension to the adjoining dwelling in my determination of this appeal.
9. For the above reasons, I conclude that the proposal would have an adverse effect on the character and appearance of the host dwelling and the character of the surrounding area. Thus, the proposal would be contrary to Core Strategy Policy CS9 and Local Plan Policies RLP 2, RLP 18 and RLP 90.

J L Cheesley

INSPECTOR