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## Appeal Decision

Site visit made on 30 May 2017

**by N A Holdsworth MCD MRTPI**

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

**Decision date: 20 June 2017**

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**Appeal Ref: APP/H1515/D/17/3171593**

**8 Compton Avenue, Hutton, CM13 2HH**

- 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 Helen Bak against the decision of Brentwood Borough Council.
  - The application Ref 16/01792/FUL, dated 21 December 2016, was refused by notice dated 16 February 2017.
  - The development proposed is first floor front and side extension over existing garage with mock tudor gable to match existing and juliet balcony. Proposed new pitched roof canopy over front entrance with velux windows. Proposed new two storey oriel window to front elevation. Proposed single storey rear extension with a flat roof and flat roof lanterns over. Proposed cantilevered flat roof canopy over rear decking area with triple roof lights over and goal post frame structure. Proposed cedar cladding to rear ground floor walls. Proposed velux windows to roof and internal configurations.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

### Reasons

3. The appeal property is part of a group of five detached dwellings set along Compton Avenue. Whilst there is some variation in the appearance of these buildings, there is a degree of consistency and uniformity which is particularly apparent in the hipped roofs on each dwelling. The gaps between the dwellings, particularly at first floor and roof level, contribute to a spacious character which helps define the setting of each building.
4. I observed when I visited the appeal site that a number of extensions have occurred both to the appeal property and its neighbours. However, these have preserved the prominent hipped roof form of each building, particularly when viewed from Compton Avenue. By contrast, the proposed front extension would introduce a front gable wall rising to the full height of the existing building. It would project as far forward as the front elevation of the neighbouring property. Because of its bulk and the extent of its projection, it would diminish the status of the original hipped roof, effectively creating a new

wing to the property. It would therefore change the appearance of the roof in a way that is at odds with the appearance of the surrounding buildings.

5. The front extension would intrude significantly into the established gap at first floor and roof level with the neighbouring property at number 6 Compton Avenue. This would result in a cramped appearance that would diminish the setting of that property. As a consequence of its scale and mass it would appear as a dominant feature in close proximity to the neighbouring property. As such, the front extension would be an unduly prominent and discordant feature in the surrounding streetscape.
6. I therefore find that the proposal would result in harm to the character and appearance of the area, contrary to saved policy CP1 of the Brentwood Replacement Local Plan (adopted 25 August 2005) which requires that development preserves the character and appearance of the surrounding area.
7. In coming to this view I have taken into account references made to previous approvals for alterations and extensions to other parts of the appeal building and neighbouring properties. Whilst each case is considered on its merits, I am content that the harm I have identified to the character and appearance of the area relates to elements of the proposal that have not been previously approved by the Council.

#### *Other matters*

8. I have considered the third party concern that the works would result in harm to the living conditions of neighbouring properties. Whilst the alterations would be visible from neighbouring gardens, they would not be of a scale that would significantly affect the degree of overlooking or levels of light experienced in the neighbouring front and rear gardens. I therefore agree with the Council's assessment that the development would not harm the living conditions of neighbouring residential properties.

#### **Conclusion**

9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Neil Holdsworth*

INSPECTOR