

Appeal Decision

Site visit made on 8 June 2017

by C J Leigh BSc(Hons) MPhil MRTPI

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

Decision date: 22 June 2017

Appeal Ref: APP/M1595/D/17/3173725

15 Bromley, Grays, Essex, RM17 6LE

- 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 Alex Zenonos against the decision of Thurrock Borough Council.
 - The application Ref 17/00042/HHA, dated 14 October 2016, was refused by notice dated 10 March 2017.
 - The development proposed is 2.2m piers with 2m wall, dropping down to 1m wall.
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Decision

1. The appeal is allowed and planning permission is granted for 2.2m piers with 2m wall, dropping down to 1m wall at 15 Bromley, Grays, Essex, RM17 6LE in accordance with the terms of the application Ref Ref 17/00042/HHA, dated 14 October 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: 2030-A4-03, 2551-16A2-01C, 2551-16A2-02B.

Main issue

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

Reasons

3. The appeal property was formerly enclosed by a tall hedge fronting Bromley and Argent Street, which has been removed and the enclosure the subject of this appeal erected. I saw at my site visit there are lower hedges to some other properties along Argent Street. However, I also saw there are many properties that have boundary walls fronting the roads, and these vary in height and design. This includes in the immediate vicinity of the appeal site, including opposite where 1 Bromley has a tall boundary wall fronting Argent Street that is visible in long views along the road.
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4. The wall and piers at 15 Bromley fit in comfortably with this character. The height is not excessive, and the design is of a good quality with suitable materials that reflects the appearance of the house and other buildings in the area. Thus, the design is not intrusive in the street scene, nor dominant. I also consider the removal of the hedge and the erection of the new walls has not led to a material change in levels of privacy for existing residents, due to the distance retained between windows.
5. The development therefore complies with the objectives of Policies PMD1, PMD2 and CSTP22 of the Thurrock Core Strategy and Policies for Management of Development (as amended) 2015, the general thrust of which requires new development to be of a high standard of design the respects the site and surrounding area.
6. The appeal is therefore allowed. I have attached the Council's suggested conditions requiring matching materials, to ensure a satisfactory appearance to the development, and a further condition specifying the relevant drawings as this provides certainty.

C J Leigh

INSPECTOR