
Appeal Decision

Site visit made on 20 June 2017

by AJ Steen BA (Hons) DipTP MRTPI

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

Decision date: 30 June 2017

Appeal Ref: APP/B1550/W/17/3172542
105 Grove Road, Rayleigh SS6 8RA

- 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 Allan Cole against the decision of Rochford District Council.
 - The application Ref 16/00828/FUL, dated 23 August 2016, was refused by notice dated 21 October 2016.
 - The development proposed is to construct a new single bedroom dwelling to the rear of 105 Grove Road.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed dwelling on the character and appearance of the surrounding area.

Reasons

3. 105 Grove Road is located on the junction with Ashcombe Way that comprises a housing estate of two storey semi-detached dwellings of similar character and appearance, with open front gardens that provide a spaciousness to the estate. Grove Road has a more diverse character and appearance, with most buildings of individual appearance, a mix of semi-detached and detached dwellings of single storey, some with rooms in the roof, and two storeys.
4. The proposed dwelling to the rear of 105 Grove Road would front Ashcombe Way, opposite and neighbouring the houses on that housing estate. Any development of this site would be seen in this context, rather than the more varied character and appearance of Grove Road. On this basis, whilst the design of the proposed dwelling would largely reflect that of other dwellings on Ashcombe Way, it would be noticeably smaller and set to the front of the plot, which would not reflect the spacious feel to the surrounding development.
5. I note that the location of the dwelling would reflect the distance between the side of the existing dwelling and the road, however its location fronting Ashcombe Way and adjacent to the dwelling at No. 1 means that, as designed and laid out, it would appear incongruous.
6. For these reasons, I conclude that the proposed development would harm the character and appearance of the surrounding area. As such, it would be

contrary to Policy CP1 of the Rochford District Council Local Development Framework (LDF) Core Strategy, Policy DM1 of the LDF Development Management Plan and the National Planning Policy Framework that require development to relate well to the street pattern and character of the locality and ensure the design of new development should promote the character of the locality.

7. The size of the proposed dwelling and its garden would provide adequate living conditions for occupiers of the property. However, this would not overcome the harm I have found to the character and appearance of the area.
8. My attention has also been drawn to other developments in the locality. However, the amount these were set forward of neighbouring development were less pronounced and, in the case of the dwellings at 41 and 43 Grove Road, were set in an area of more varied character and appearance. I understand that the proposed development follows discussions between the applicant and Council, and a previous planning application. Whilst the appellant has sought to amend the design of the development to address previous concerns, I need to consider the proposal on its individual merits.
9. For the above reasons and taking into account all other matters raised, I conclude that the appeal should be dismissed.

AJ Steen

INSPECTOR