



Appeal Decision

Site visit made on 18 September 2017

by Graham Chamberlain BA (Hons) MSc MRTPI

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

Decision date: 25th September 2017

Appeal Ref: APP/H1515/D/17/3181265

Hollingbourne, Greenway, Hutton Mount, Brentwood, Essex CM13 2NP

- 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 & Mrs Clark against the decision of Brentwood Borough Council.
 - The application Ref 17/00431/FUL, dated 21 March 2017, was refused by notice dated 9 May 2017.
 - The development proposed is the demolition of detached garage, erection of part single storey, part two storey extension to the side, pitched roof over front dormer, new entrance gates and piers, erection of detached outbuilding at the rear.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of detached garage, erection of part single storey, part two storey extension to the side, pitched roof over front dormer, new entrance gates and piers, erection of detached outbuilding at the rear at Hollingbourne, Greenway, Hutton Mount, Brentwood, Essex CM13 2NP, in accordance with the terms of the application, Ref: 17/00431/FUL, dated 21 March 2017, subject to the conditions in the attached schedule.

Preliminary Matters

2. The date of the application is taken from the Planning Officer's delegated report as these details are redacted from the copy of the application form I have been sent.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

4. Hutton Mount is a distinctive residential area of Brentwood located in close proximity of Shenfield Rail Station. It is generally characterised by a spacious and verdant layout with large properties in discernible building lines set back from the road in wide plots that are generously landscaped. The appeal property is typical of this character and encompasses a large detached house positioned on the eastern side of Greenway. Ground levels within the site increase in height in a north to south direction. The appeal property appears to be positioned so that it is side on to the road. It exhibits an attractive arts and crafts architectural style that is common place in the wider estate.

5. The appeal scheme is for an extensive extension that would effectively fill the gap currently evident between the dwelling and the southern boundary of the plot save for a small side passageway. The extension would broadly double the width of the road facing elevation of the property and would in some respects fail to appear subservient. In many instances an extension of such a size relative to the host property would be problematic. However, in this instance there are a number of aspects of the proposal that would ensure that it would blend acceptably with the scale, massing and design of the host property.
6. The ridge height of the extension would be lower than the existing property's and this, along with the recessed position of the extension's front elevation, would afford a sense of hierarchy to the building and identify the extension as a subservient element. The roof form would complement the host property by incorporating a pronounced hip that slopes away from the southern boundary. This would retain a semblance of separation and space that would be assisted by the small gap between the extension and southern boundary. Importantly, the architectural detailing would complement the host property as would the pallet of materials. This would integrate new with old. Furthermore, the garage, whilst prominently sited, would be subservient in scale and harmonious in design.
7. Overall the massing of the extension would be successfully broken up so although large, it would not appear as a strident or incongruous addition relative to the host property when viewed in the street scene.
8. The proposed extension would not significantly erode the extent of soft landscaping in the site but the driveway would diminish the verdant character of the front garden. Nevertheless, a hedge and planting would be retained around the front garden and parking area. Such an arrangement is not untypical in the street. The Council have not raised concerns with the siting and design of the proposed gates, the dormer windows or the outbuilding and I have no reason to disagree with its findings on these matters.
9. I therefore conclude that the appeal scheme would, on balance, preserve the character and appearance of the area. As such, there would be no conflict with Policies CP1, H15 and H17 of the Brentwood Replacement Local Plan 2005 which seeks to ensure development proposals would not have an unacceptable detrimental impact on visual amenity or the character and appearance of the surrounding area, including the special characteristics of Hutton Mount. These policies are consistent with Paragraph 58 of the National Planning Policy Framework and can therefore be afforded significant weight.

Conditions

10. In allowing the appeal it is necessary to impose planning conditions. In determining this I have had regard to the advice in the Planning Practice Guide and the Council's list of suggested conditions.
11. In the interests of safeguarding the character and appearance of the area it is necessary to ensure the development is implemented in accordance with the approved drawings. For similar reasons it is necessary to ensure the materials in the approved extension match the existing property.
12. To safeguard the living conditions of neighbours it is necessary to prevent overlooking from the approved extension by ensuring the side windows are obscured.

Conclusion

13. The appeal scheme would adhere to the development plan taken as a whole. Accordingly, for the reasons given above, and having regard to all other matters raised, I conclude the appeal should be allowed.

Graham Chamberlain
INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall commence within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - EX01, EX02, EX03, EX04, EX05 Revision A, PL01, PL02, PL03, PL04, PL05, PL06 and PL07.
3. 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.
4. The first floor side windows shall be:
 - Glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration¹ or equivalent; and
 - Non-opening below a height of 1.7m above the floor of the room in which the window is installed.

The obscured glass windows shall be installed prior to the first occupation of the building. Those windows shall remain so glazed and non-openable.

¹ 'Obscured glass' for the purposes of this condition does not include a translucent film applied to a clear glazed window