
Appeal Decision

Site visit made on 17 October 2017

by R A Exton Dip URP MRTPI

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

Decision date: 26th October 2017

Appeal Ref: APP/H1515/W/17/3179298
12 Tree Tops, Brentwood CN15 9DE

- 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 Katia Leoniuk against the decision of Brentwood Borough Council.
 - The application Ref 17/00481/FUL, dated 26 March 2017, was refused by notice dated 5 June 2017.
 - The development proposed is described as construction of a two bedroom single storey property.
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Decision

1. The appeal is dismissed

Main Issue

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

Reasons

Character and appearance

3. No 12 Tree Tops is a modern two storey detached house of traditional design and materials. It is situated at the end of a cul-de-sac of similar dwellings. The area has a spacious, green appearance due to dwellings being set back from the road with grass and planting in front. No 12 has a particularly large front garden, extending over the head of the cul-de-sac, which makes a positive contribution to overall character and appearance of the area.
4. As a single storey dwelling of very different design and materials, the proposal would contrast harshly with existing dwellings. As a result it would appear prominent, out of character and not blend in as the appellant suggests.
5. The proposal would sit on a much smaller plot than surrounding dwellings. In comparison it would appear cramped. This effect would be emphasised by the large proportion of the frontage taken up by parking spaces. This would significantly erode the spacious and green appearance of the area.
6. I note the suitability of the proposal for occupation by the elderly or disabled, its design to lifetime home standards and the contribution, albeit limited, it would make to increasing housing supply. These factors do not however outweigh the harm to character and appearance I have identified.

7. I also note the changes that have been made to the proposal since two previous applications. However, as I have assessed the proposal on its own merits in light of the policies and evidence before me this carries very limited weight.
8. Overall, I conclude that the proposal would have a harmful effect on the character and appearance of the area. Consequently it would conflict with Policy CP1 of the Brentwood Replacement Local Plan adopted 2005. This seeks to prevent development having an unacceptable detrimental impact on the character and appearance of the surrounding area. It would also conflict with the National Planning Policy Framework insofar as it relates to requiring good design.

Other matters

9. I note interested parties concerns including effect on access, future maintenance, trees, drainage, flood risk and construction traffic. However given my conclusion is it not necessary for me to consider these matters further.

Conclusion

10. In light of the above and taking all other matters raised into account I conclude that the appeal should be dismissed.

Richard Exton

INSPECTOR