
Appeal Decision

Site visit made on 30 October 2017

by Zoe Raygen Dip URP MRTPI

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

Decision date: 13th November 2017

Appeal Ref: APP/X1545/D/17/3179596

2 New Rose Cottage, London Road, Maldon, Essex CM9 6LH

- 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 Nicholas Higham against the decision of Maldon District Council.
 - The undated application Ref HOUSE/MAL/17/00347, was refused by notice dated 19 June 2017.
 - The development proposed is side two storey and single storey rear extension to existing dwelling.
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Decision

1. The appeal is dismissed.

Procedural matters

2. Since the determination of the planning application the subject of this appeal, the Council adopted the Maldon District Approved Local Development Plan 2014-2029 in July 2017 (the LDP) to replace the Maldon District Replacement Local Plan (RLP) as the development plan for the District. The Council's reason for refusal referred to the relevant Policy within the LDP and therefore the appellant has had opportunity to comment on it. I shall therefore determine the appeal with reference to the LDP.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the surrounding area.

Reasons

4. No 2 New Rose Cottage is located in the open countryside and forms one of a pair of two storey semi-detached properties set back from the road. To the west is another pair of semi-detached properties. Both sets of houses are located fairly centrally in relatively large plots being unobtrusive in the wider open countryside. Each pair has a fairly symmetrical appearance to its front elevation. As a result, the houses have an open spacious, but uniform appearance contributing to the rural character of the open countryside.
5. The proposed two storey and single storey extension would significantly increase the size of the house leading to it extending across the whole width of the plot, eroding the spacious appearance of the house within its setting. The

two storey element of the extension would have a similar roof, fenestration detail, materials and external wall finishes as the existing property. Nevertheless, it would also be of the same height and depth as the host dwelling representing a substantial increase in the massing of the property. As a result, it would not be viewed as being a subservient addition. Instead, it would present a large bulky mass that would be dominant and obtrusive in the street scene. Furthermore, it would significantly unbalance the symmetrical appearance of the pair of semi-detached houses.

6. No 2 is sited back from the road and behind a hedge. However, due to the substantial size of the extension and its extent right up to the western boundary, this would not be enough to prevent the proposed two storey element of the extension being visible from public vantage points on the road.
7. I accept that the appellant is seeking to provide modern improved accommodation for his family. Furthermore, it may be the case that much work has been undertaken to secure the structure of the building. However, there is no evidence before me to suggest that a less harmful scheme could not achieve the same aims. Thus, I give this suggestion little weight which would not outweigh the harm the proposal would cause.
8. For the reasons above I conclude that the two storey element of the proposal would be harmful to the character and appearance of the host property and the surrounding area. It would therefore be contrary to Policy D1 of the LDP and the National Planning Policy Framework. This requires that development is of high quality which respects and enhances the character and local context and contributes and enhances local distinctiveness.

Conclusion

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

Zoe Raygen

INSPECTOR