
Appeal Decision

Site visit made on 15 July 2019

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 July 2019

Appeal Ref: APP/M1595/D/19/3229203

28 Alderton Road, Orsett, Grays, Essex RM16 3DZ

- 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 David Springham against the decision of Thurrock Borough Council.
 - The application Ref 19/00037/HHA was refused by notice dated 1 March 2019.
 - The development proposed is a loft conversion with rear dormer.
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Decision

1. The appeal is dismissed.

Main Issues

2. I consider the main issues to be the effect of the proposal on the character and appearance of the existing dwelling and surrounding area.

Reasons

3. The appeal property is a modern terraced two-storey dwelling, within a high density residential area. The uniformity of scale and design of the properties within this terrace makes a positive contribution to the character and appearance of the surrounding area.
 4. The proposal includes a rear dormer within the existing roof. Whilst there are rear roof lights on other properties, there are no rear dormers on other dwellings in the terrace. The proposed dormer would be particularly visible from neighbouring back gardens and from public view.
 5. From my observations, I consider that the introduction of the proposed dormer window into the rear roof would unacceptably disrupt the uniformity of design of the terrace. Due to its size, design and location, it would appear as an incongruous and dominant addition, not in keeping with the strong uniformity of design of the surrounding terrace. This would be to the detriment of the character and appearance of the existing dwelling, wider terrace and surrounding area.
 6. For the above reasons and having taken into consideration all matters raised, I conclude that the proposal would have an adverse effect on the character and
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appearance of the existing dwelling and surrounding area. Thus, the proposal would be contrary to guidance in the Council's Supplementary Planning Document: Thurrock Design Guide Residential Alterations and Extensions (2017) and contrary to Policies PMD2 and CSTP22 in the Thurrock Core Strategy and Policies for Management of Development (2015), where they seek to ensure high quality design that respects the distinct positive characteristics of an area. I consider these policies are broadly consistent with the National Planning Policy Framework, where it seeks to ensure good design and for new development to be sympathetic to local character.

J L Cheesley

INSPECTOR