
Appeal Decision

Site visit made on 5 August 2019

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 August 2019

Appeal Ref: APP/H1515/D/19/3230790

Amblerise, 4 Park Lane, Herongate, Essex CM13 3PJ

- 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 Elliot Mount against the decision of Brentwood Borough Council.
 - The application Ref 19/00133/FUL was refused by notice dated 22 March 2019.
 - The development proposed is a first-floor rear extension over an existing ground floor rear addition to extend the existing bathroom.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a detached two-storey dwelling with hanging tiles on the first floor rear elevation. The first floor rear extension has been completed. It comprises a rear projection with a flat roof and a projecting window. The window is the middle of the three rear first floor windows. Previously the window in the centre aligned on a similar plane to the other two windows.
 4. From my observations, due to the depth and flat roof design of the development, it appears as a dominant incongruous addition that overwhelms the rear elevation of the property. As such it unacceptably detracts from the design and architectural integrity of the dwelling. The protrusion above the eaves of the main rear elevation exacerbates the prominence. This is to the detriment of the character and appearance of the existing dwelling.
 5. The rear elevation is visible from neighbouring properties. For the same reasons as above, I consider that the development has an adverse effect on the character and appearance of the surrounding rear garden area.
 6. In reaching my conclusion, I have had regard to all matters raised. I note the smaller scale of development allowed under the General Permitted
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Development Order 2015 as permitted development. This is a fall-back position which is a material consideration. Nevertheless, such a development would cause significantly less harm to the character and appearance of the dwelling and surrounding area than the development as currently built.

7. I conclude that the development has an adverse effect on the character and appearance of the existing dwelling and surrounding area. Thus, the development is contrary to Policy CP1 (i) and (iii) in the Brentwood Replacement Local Plan (2005) where it seeks to ensure that development does not have a detrimental impact on the character and appearance of an area and seeks a high standard of design. I consider this policy is broadly in accordance with the National Planning Policy Framework where the Framework seeks to ensure good design that is sympathetic to local character.

J L Cheesley

INSPECTOR