



Appeal Decision

Site visit made on 6 August 2019

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 October 2019

Appeal Ref: APP/X1545/D/19/3232223

Corner Cottage, Fambridge Road, North Fambridge, Chelmsford, Essex CM3 6NL

- 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 Vilanou against the decision of Maldon District Council.
 - The application Ref House/MAL/19/00328, dated 10 January 2019, was refused by notice dated 13 May 2019.
 - The development proposed is one and a half storey side and rear extension including 2 No. front dormers.
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Decision

1. The appeal is allowed and planning permission is granted for proposed one and a half storey side and rear extension including 2 No. front dormers at Corner Cottage, Fambridge Road, North Fambridge, Chelmsford, Essex CM3 6NL in accordance with the terms of the application, Ref House/MAL/19/00328, dated 10 January 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01; 02 C; and 03.
 - 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.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the dwelling, the street scene and the surrounding area.

Reasons

3. Corner Cottage is a 2 storey detached dwelling, which is on a corner plot adjacent to the junction of Fambridge Road and Lower Burnham Road. The dwelling is part of a small group of properties of varied size and design, which are located outside a defined settlement boundary. The roof forms of the dwellings are generally pitched with gables and most properties have their external elevations finished in white weatherboarding. Corner Cottage is designed with a double pitched roof forming an 'M' shape on the side

elevations. A single storey outbuilding is positioned between the dwelling and the boundary with Lower Burnham Road.

4. The ground floor of the proposed development would replace the office, store and workshop within the existing outbuilding and it would result in a small increase in the footprint of built form at the site. The main visual change relates to the first floor of the proposed development, which would have a width similar to that of the existing dwelling. Whilst the width of the proposed first floor would be fairly wide, its depth would be proportionate to the existing dwelling and it would be set-back by sizeable distances from the boundaries with Fambridge Road and Lower Burnham Road. This would limit the dominance of the proposed extension in relation to the dwelling and the street scene.
5. The ridge and eaves lines of the extension would be set-down from the ridge and eaves lines of the existing dwelling, which would further ensure that a subordinate appearance would be achieved. As such, the proposed extension would respect the scale of the existing dwelling and it would not appear bulky or dominant in relation to the dwelling or the street scene.
6. The design of the proposed development respects the roof form of the existing dwelling and the appellant has stated that the extension would be finished in white weatherboarding to match the existing dwelling, which would ensure that a harmonious appearance would be provided.
7. For the above reasons, I find that the proposed extension would maintain the character and appearance of the dwelling, the street scene and the surrounding area. The proposal therefore complies with Policies D1 and H4 of the Approved Maldon District Local Development Plan (July 2017), which, amongst other things, seek to maintain the character of the original building and the surrounding area.

Conditions

8. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. This is in the interests of certainty. In order to maintain the character and appearance of the dwelling and the surrounding area, I have also imposed a condition requiring the external surfaces of the development to be finished in materials to match those used in the existing building.

Conclusion

9. For the reasons given above I conclude that the appeal should be allowed.

C Osgathorp

INSPECTOR