



Appeal Decision

Site visit made on 27 August 2019

by Neil Smith BA Hons BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 October 2019

Appeal Ref: APP/X1545/D/19/3231483

6 Walden House Road, Great Totham, Essex CM9 8PN

- 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 and Mrs Christian Croazier against the decision of Maldon District Council.
 - The application Ref HOUSE/MAL/19/00160, dated 8 February 2019, was refused by notice dated 25 April 2019.
 - The development proposed is a two storey side extension to existing two storey detached dwelling.
-

Decision

1. The appeal is allowed. Planning permission is granted for a two storey-side extension at 6 Walden House Road, Great Totham, Essex CM9 8PN in accordance with the terms of the application Ref HOUSE/MAL/19/00160 dated 8 February 2019 subject to the following conditions:
2. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - JJA /1802/February 2019; 1802/10 - Existing Plans and Elevations and 1802/11 - Proposed Plans and Elevations.
4. The external materials of the extension hereby permitted shall match those used in the existing building

Main Issue

5. The main issue is the effect of the proposal in relation to the character and appearance of the host property and the surrounding area.

Reasons

6. The properties surrounding the appeal site are a mix of two-storey detached and semi-detached dwellings. The dwellings in this part of the village have evolved over time and as a result they vary in size, style, materials and the size of the plots within which they sit. As a result, there is no prevailing pattern of development along either Walden House Road and Goat Lodge Road. The area in general is nevertheless an attractive residential area.

7. The appeal site is a prominent triangular site with frontages onto both Waldon House Road and Goat Lodge Road. On its third side is the neighbouring dwelling, No 8 Walden House Road. The dwelling sits in the corner of the plot with the south west elevation being close to the roadside, opposite Catchpole Lane. The dwelling enjoys a large garden area which wraps around the other sides of the dwelling and has a landscaped boundary. The garden area also accommodates an outbuilding with one off-street car parking space with access gained from Goat Lodge Road.
8. The appeal proposal would remove the existing outbuilding and extend the property with a two storey-side extension. The proposal would produce an "L" shaped layout and has been designed with a new gable roof that would tie in with the existing roof height. The main eaves and ridge height to the dwelling would be maintained and give the dwelling a balanced appearance. At the ground floor a small pitched roof would project forward to reflect the design features of the host property. The use of matching materials and fenestration would be used throughout. For these reasons, I find that the extension has been sensitively designed and would make a positive contribution to the character of the original dwelling.
9. The extension would not be subservient to the host property as it significantly increases the built footprint. However, the extension would be set back from Goat Lodge Road allowing space for two off-street car parking spaces and would also retain a sizeable garden area. Overall, I find that the plot size can comfortably accommodate the extension.
10. Whilst the proposal would be more prominent than the existing dwelling when viewed from the street, I saw on my site visit that there are dwellings of a similar scale, bulk and prominence as the appeal proposals. I find that the extension is well designed and would represent an attractive addition to the area set within a large garden with its landscaped boundary maintained. For these reasons, I find the proposals would not to cause harm the character and appearance of the surrounding area.
11. For the reasons outlined above I consider that the appeal proposal accords with Policies D1 and H4 of the Maldon District Local Development Plan (2017) which together seek to respect and enhance the character and local context of the area.

Other Matters

12. I am aware that objections have been made from the neighbouring property and the Parish Council regarding, highway safety, sunlight and privacy. The Council raised no objection in those respect and, as a result of the orientation of the proposal and its distance away from the neighbouring properties at No 8 and No 10 the development would not lead to an unacceptable loss of privacy, sunlight or be overbearing. Similarly, the Council raised no objection in terms of highway safety, and I am satisfied that sufficient car parking will be provided to meet the likely needs of future occupants and that the extension would not impair visibility for drivers and other users at the adjacent road junction.
13. Whilst some disruption may be inevitable during construction works any such impact would be of a temporary nature and is not a matter that would justify planning permission being withheld.

Conditions

14. In addition to the standard time limit condition, I have imposed a condition that the development is carried out in accordance with the approved plans in the interest of certainty. A condition concerning external materials is required in the interests of the character and appearance of the area.

Conclusion

15. For the reasons above the appeal should succeed and planning permission be granted subject to the conditions identified.

Neil Smith

INSPECTOR