



Appeal Decision

Site visit made on 18 September 2019

by M Chalk BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 November 2019

Appeal Ref: APP/H1515/D/19/3232871

35 Arnolds Avenue, Brentwood, Essex CM13 1ET

- 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 Graham Horton against the decision of Brentwood Borough Council.
 - The application Ref 19/00535/FUL, dated 6 April 2019, was refused by notice dated 3 June 2019.
 - The development proposed is removal of existing garage, single storey side extension for side garage and alterations to roof including raising of eaves by 0.4 metres and ridge line by 0.3 metres, alterations to the roof of the single storey rear element from hip to flat roof and new vehicular crossover.
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Decision

1. The appeal is allowed, and planning permission granted for removal of existing garage, single storey side extension for side garage and alterations to roof including raising of eaves by 0.4 metres and ridge line by 0.3 metres, alterations to the roof of the single storey rear element from hip to flat roof and new vehicular crossover at 35 Arnolds Avenue, Brentwood, Essex CM13 1ET in accordance with the terms of the application ref: 19/00535/FUL dated 6 April 2019 subject to the following conditions:
 1. The development hereby permitted shall begin not later than three years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 35/AA/01, 2019/L1
 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.

Procedural Matter

2. I have used the description of the proposal from the Council's decision notice as it includes reference to the vehicular crossover which is not mentioned on the application form.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the house and wider area.

Reasons

4. The site comprises a detached bungalow on an irregularly shaped plot, which narrows from the front of the site to the rear. The proposed development involves alterations to the roof of the house, which would include raising the ridgeline and altering the angle of the roof so that the ridgeline would be moved closer to the front elevation of the house.
5. The property is one of a pair of detached bungalows set at a bend in the road. While most of the houses in the road are bungalows, there is significant variety in character with a mix of different styles, roof heights and house sizes present in the street scene. In addition, other extensions and alterations create further variety, including front dormer windows to some of the neighbouring properties.
6. The proposed development would alter the appearance of the property, and it would no longer make a matched pair with the neighbouring bungalow at No 33. However, there is already significant variety in the street scene. The loss of the projecting front gable and crown roof would result in a simpler front elevation to the property, which would be similar to many other properties in Arnolds Avenue. The proposed development would therefore not appear unduly out of keeping in this location.
7. The proposed development would increase the bulk of the house and make it more prominent within the street scene. However, there is existing variety in how prominent individual properties appear in the street scene due to their size and siting on their plots. The proposed alterations would not result in the property appearing unduly large or prominent or otherwise out of context in the immediate street scene.
8. The proposed development would therefore not be harmful to the character and appearance of the house and wider area, in accordance with policy CP1 of the Brentwood Replacement Local Plan August 2005, which requires that new development not have an unacceptable detrimental impact on visual amenity, or the character and appearance of the surrounding area. This policy, insofar as it relates to the main issue of this appeal, is consistent with the requirements of the National Planning Policy Framework.

Other matters

9. The proposed development also includes an attached garage to the side of the house. This would be modest in size, and subordinate to the dwelling. The Council has stated that it considers the garage to be acceptable in terms of siting and design, and I agree.

Conditions

10. The conditions attached to this permission require commencement of development within three years, specify the approved plans in the interests of certainty, and require matching external materials to ensure consistency of appearance with the existing property.

Conclusion

11. For the reasons set out above, the appeal is allowed.

M Chalk

INSPECTOR