
Appeal Decision

Site visit made on 7 July 2020 by Emma Worby BSc (Hons) MSc

Decision by Andrew Owen BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 July 2020

Appeal Ref: APP/M1595/D/20/3248447

87 Fullarton Crescent, South Ockendon RM15 5HZ

- 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 John Fuller against the decision of Thurrock Borough Council.
 - The application Ref 19/01608/HHA, dated 10 May 2019, was refused by notice dated 10 February 2020.
 - The development proposed is a double storey side extension, chimney stack removal and the formation of a new vehicular access to the highway.
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Decision

1. The appeal is allowed and planning permission is granted for a double storey side extension, chimney stack removal and the formation of a new vehicular access to the highway at 87 Fullarton Crescent, South Ockendon RM15 5HZ in accordance with the terms of the application, Ref 19/01608/HHA, dated 10 May 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: Land Registry Location Plan, Parking Plan at 1:100, PP02, EE1, EE2, EE3, EP1, EP2, EP3, FC87 JAWS1A and FC87 JAWS2A.
 - 3) The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall match those used in the existing building.

Appeal Procedure

2. The site visit was undertaken by an Appeals Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons for the Recommendation

4. The appeal site is located within a residential area and is occupied by a two-storey semi-detached dwelling. The two attached dwellings (No.35 Foyle Drive

and No.87 Fullarton Crescent) are located on a corner plot on the junction of Fullarton Crescent and Foyle Drive with a triangular grass verge to the front. The surrounding area is made up of two storey semi-detached and terraced dwellings which are traditional in appearance. The proposal includes a two-storey side extension to replace the existing single storey attached garage. Due to the location of the proposed extension to the side of the dwelling, it would be highly visible from the public domain.

5. The layout of the proposed side extension would result in a slighter larger gap at the front between the appeal property and the neighbouring property, 85 Fullarton Crescent, at ground floor level than presently provided by the garage. This would give a slightly less cramped appearance and would provide visual improvements to the front of the dwelling, as the current garage extension appears as a somewhat disjointed addition to the main dwelling and incongruous within the immediate streetscene where no other single storey side projections are present. The rear of the extension would follow the boundary in a similar fashion to the current garage. This angled flank wall would not be visible from the public realm and therefore would not impact upon the character and appearance of the area.
6. As per the existing single storey garage, the proposed extension would be in close proximity to the boundary with No.85, and the first-floor gap between the properties would be reduced. The Council indicate that this would result in a terracing effect, however this would not be out of keeping with the surrounding area which is largely made up of small rows of terraces, including the dwellings directly opposite the site. Nevertheless, a gap would still be visible between the properties, albeit a smaller one than at present, and combined with the hipped roof design and increased separation to No 85 at the front at ground floor level, sufficient separation between the two houses would be provided. Also, the proposed extension would appear subservient to the host dwelling, due to its lower ridge height and first floor set back and, although the proposal would be highly visible from the road, it would not be harmful to the overall streetscene.
7. The Council's concerns relate solely to the proposed extension not the new vehicular access, and I have no reason to disagree.
8. For the reasons above, I consider that the proposed development would not be harmful to the character and appearance of the area and therefore would not be in conflict with Policies CSTP22 and PMD2 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (2015). These policies seek to ensure the high-quality design of new development which contributes positively to the character of the area and its surroundings. It would also be consistent with the general design objectives of the National Planning Policy Framework and the Thurrock Design Guide Residential Alterations and Extensions SPD (2017) which states that the new extension or alteration should respect and respond positively to the character of the original dwelling such that its character is maintained or enhanced.

Conditions

9. In addition to the standard condition relating to the time period for commencement of the development, I have attached a condition requiring the development to accord with the approved plans, as this provides certainty. A condition requiring the use of materials matching that of the existing building is also necessary to ensure an appropriate appearance for the development.

Conclusions and Recommendation

10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal is allowed.

Emma Worby

APPEALS PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Andrew Owen

INSPECTOR