
Appeal Decision

Site visit made on 15 September 2020

by G Pannell BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st October 2020

Appeal Ref: APP/D1590/D/20/3257414

307 Westbourne Grove, Westcliff-on-Sea SS0 0PU

- 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 R Bollu against the decision of Southend-on-sea Borough Council.
 - The application Ref 20/00784/FULH, dated 19 May 2020, was refused by notice dated 14 July 2020.
 - The development proposed is alterations to roof to form rooms in roof.
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Decision

1. The appeal is allowed and planning permission is granted for alterations to roof to form rooms in roof at 307 Westbourne Grove, Westcliff-on-Sea SS0 0PU in accordance with the terms of the application, Ref 20/00784/FULH, dated 19 May 2020, and the plans submitted with it, 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: 2019/01/01/307WG, 2019/01/02/307WG, 2019/01/03/307WG and 2019/01/04/307WG
 - 3) The extension hereby permitted shall not be occupied until the landing and en-suite bathroom windows at second floor have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.
 - 4) 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 development on the character and appearance of the host dwelling and the surrounding area

Reasons

3. 307 Westbourne Grove is a detached two storey dwelling located within a residential street which is characterised by detached and semi-detached

- dwellings. The dwellings vary in their design, appearance and height and the differing size and scale of properties create a varied street scene.
4. The development includes the raising of the roof to provide second floor accommodation over the entire footprint of the main dwelling, with the exception of the existing single storey rear extension. Having regard to the modest scale of the existing dwelling, in comparison to the neighbouring properties and in particular the greater scale of 305 Westbourne Grove, the increased roof height would not appear overbearing or dominant within the street scene.
 5. The proximity of the proposed extension to the boundary is noted, however the neighbouring property of 309 Westbourne Grove has an extension built onto the shared boundary. I do not consider it appropriate to restrict the future development of the appeal site by relying upon it to maintain the visual gap between the two properties. I am also satisfied that visual terracing will not occur, due to the lower ridge of the neighbouring roof which will ensure that the overall effect would not be harmful to the street scene.
 6. The Supplementary Planning Document - Design and Townscape Guide 2009 (SPD) states that hip to gable roof changes can be more acceptable as they avoid the need for side dormers, which can be dominate. Whilst the proposed gable end roof form is not a feature of the host dwelling, other examples of gables are evident within the street scene. Therefore, it would not appear incongruous when viewed within the context of the area. As a consequence, the proposed development would not be overly prominent.
 7. The rear elevation of the dwelling would not be seen from public viewpoints. Moreover, I have nothing before me to convince me that the rear of the dwelling and those of the surrounding properties have any special merit. Given this context, I consider that the appearance of the proposed extension would not be at odds with its surroundings having regard to the view from within rear gardens.
 8. Therefore, having consideration for the general character of the area with its range of dwelling styles and heights, the proposed alterations to the roof would contribute to the overall character of the area and I therefore conclude that the proposal would not have a harmful effect on the character and appearance of the area.
 9. The development would comply with policies KP2 and CP4 of the Southend on Sea Core Strategy 2007 and policies DM1 and DM3 of the Southend on Sea Development Management Document 2015, which together seek to ensure high quality design which makes a positive contribution to the character of the original building and the surrounding area. It would also comply with the SPD.

Conditions and Conclusion

10. The Council has suggested conditions which I have considered against the advice in the Framework and Planning Practice Guidance. As well as the standard implementation condition, I have imposed a condition to ensure that the proposal is built in accordance with the approved plans to provide certainty and a condition in respect of materials to safeguard the character and appearance of the area. I have also imposed a condition to ensure that obscure

glazing is installed and retained within the second floor windows to ensure the privacy of neighbouring occupiers is maintained.

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

G. Pannell

INSPECTOR