



Appeal Decision

Site visit made on 8 September 2020

by L Gilbert BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3rd November 2020

Appeal Ref: APP/P1560/D/20/3248110

Hilvic, Lodge Road, Little Clacton, Essex CO16 9QD

- 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 M Speck against the decision of Tendring District Council.
 - The application Ref 19/01619/FUL, dated 25 October 2019, was refused by notice dated 27 February 2020.
 - The development is described as 'a proposed extension'.
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Decision

1. The appeal is allowed and planning permission is granted for a proposed extension at Hilvic, Lodge Road, Little Clacton, Essex CO16 9QD, in accordance with the terms of the application, Ref 19/01619/FUL, dated 25 October 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, PIMC-02 Rev E.

Main Issue

2. The effect of the appeal development on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. The appeal property is a detached bungalow set on a substantial plot within a rural setting comprising farmland. It is accessed via a private single-track lane. Immediately to the south is a pair of semi-detached dwellings, and to the south east is a complex of farm buildings.
4. The proposal would extend the bungalow with a substantial side extension. The new roof would incorporate a flat-roofed dormer set well within the rear roof slope, with rooflights to the front. A small hip is proposed to the new roof, and its ridge would be set below that of the existing roof. The front and rear elevations of the new extension would be set in from the existing property. All these features would ensure some degree of subservience to the original part of the house.

5. Although I accept the extension would significantly increase the overall size and bulk of the bungalow, the design of the proposal would ensure a consistency in design and appearance such that it would not appear out of place, overly prominent or incongruous. Thus, I am satisfied it would be adequately assimilated within this rural locality.
6. Accordingly, I find that the appeal development would not harm the character and appearance of the host dwelling or the surrounding area. It would comply with Policies QL9, QL10, QL11 and HG12 of the Tendring District Local Plan (2007). Together, these policies require that development positively contributes to the quality of the local environment, and that extensions are of a size, scale, and height in keeping with the character of the locality.
7. A condition requiring materials to match those in the existing building is required to protect the character and appearance of the area. The approved plans are detailed in a condition for clarity. For the reasons given above, I conclude that the appeal should be allowed.

L Gilbert

INSPECTOR