

Appeal Decision

Site visit made on 27 October 2020

by J Bell-Williamson MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 November 2020

Appeal Ref: APP/X1545/D/20/3250160

8 Glendale Road, Burnham-On-Crouch CM0 8LY

- 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 McHardy against the decision of Maldon District Council.
 - The application Ref HOUSE/MAL/20/00010, dated 6 January 2020, was refused by notice dated 24 March 2020.
 - The development proposed is alterations and extensions to existing single storey dwelling to become a two storey dwelling house.
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Decision

1. The appeal is allowed and planning permission is granted for alterations and extensions to existing single storey dwelling to become a two storey dwelling house at 8 Glendale Road, Burnham-On-Crouch CM0 8LY. The permission is granted in accordance with the terms of the application, Ref HOUSE/MAL/20/00010, dated 6 January 2020, subject to the following conditions:

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) Development shall be carried out in accordance with the following approved plans: 19-041-00Lp, 19-041-002, 19-041-003 REV A, 19-041-004 REV A, 19-041-00BP REV A and 19-041-00SC REV A.

Main Issue

2. The main issue is the effect of the proposed alterations and extensions on the character and appearance of the street scene.

Reasons

3. The appeal property is a detached bungalow in a residential road of mixed dwelling types.
 4. Policy D1 of the Maldon District Approved Local Development Plan 2014-2029 (the Local Plan) concerns design quality and the built environment. It requires development to respect and enhance the character and local context, and make a positive contribution against a number of criteria, including architectural style,
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use of materials, detailed design features and construction methods. Policy H4 of the Local Plan concerns the effective use of land. With regard to development which includes the extension to a building, as in this case, it requires amongst other things that the proposal should maintain, and where possible enhance, the character and sustainability of the original building and the surrounding area.

5. The street scene along Glendale Road is highly varied with a wide range of property types of individual design and appearance. This is apparent within the immediate vicinity of the appeal property. Nos 4 and 6 to one side form a pair of semi-detached two storey dwellings, while No 10 on the other side is also a detached bungalow. Beyond this is a detached two storey dwelling and then a two storey terrace. Properties directly opposite No 8 are detached two storey dwellings. As such, there is no uniformity of character and appearance within the street scene.
6. The proposed alterations and extensions would materially alter the appearance of the existing bungalow to form a two storey house with a number of new design features, particularly a prominent front-facing gable. It is notable, however, that No 8 in its current form is of limited architectural merit and is considerably smaller than the surrounding properties. This includes other examples of detached bungalows nearby, Nos 10 and 13, which have wider frontages and larger roof profiles.
7. The extended dwelling would be of similar height to the other two storey dwellings on this side of Glendale Road and the generous spacing between it and its neighbours means that it would not appear cramped or a form of overdevelopment. The front-facing gable would be proportionate to the scale and overall design of the extended dwelling. While there are no similar examples of this feature on properties close to No 8, there are on dwellings further down Glendale Road on the opposite side of the street. No 55 and the neighbouring modern properties share a common design with a two storey gable fronting the road as is proposed here. Consequently, in a highly varied street scene where this design element is already present, no material harm would result from the proposal.
8. With regard to the relationship with No 10, as already noted this is a relatively large bungalow with a substantive roof profile and height. As such, the scale of the extended appeal property would not be overbearing or otherwise incongruous seen in relation to the neighbouring dwelling. Moreover, this relationship already exists nearby where a detached bungalow, No 13, is flanked to either side by two storey dwellings. The additional bulk created to the side and rear of the property would not be prominent within the street scene and, in any case, the overall size of the extended dwelling would not be dissimilar to other detached two storey dwellings within Glendale Road.
9. Therefore, for all these reasons, I conclude that the proposed alterations and extensions would not have an unacceptably harmful effect on the character and appearance of the street scene. As such, there is no conflict with Policies D1 and H4 of the Local Plan, referred to above. These policies are consistent with the National Planning Policy Framework, particularly section twelve concerning good design.

Conditions and Overall Conclusion

10. Of the Council's suggested conditions I have imposed the standard time condition and, to ensure the proper implementation of development in accordance with the submitted details, one requiring development to be carried out in accordance with the approved plans. An additional condition is suggested, to require the materials to be used to comply with the application and approved plans. However, this is unnecessary as the permission is granted in accordance with the submitted application and the second condition already imposed requires development to be carried out in accordance with the approved plans, which include details of the materials to be used.
11. For the reasons given above and having regard to all other matters raised, it is concluded that the appeal should be allowed.

J Bell-Williamson

INSPECTOR