
Appeal Decision

Site visit made on 11 December 2020

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 January 2021

Appeal Ref: APP/D1590/D/20/3260400

175 Maplin Way, Thorpe Bay, Essex SS1 3NE

- 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 Charlie Polycarpou and Lesley Monod against the decision of Southend-on-Sea Borough Council.
 - The application Ref 20/01129/FULH, dated 15 July 2020, was refused by notice dated 10 September 2020.
 - The development proposed is the erection of a ground floor rear and side extension and installation of roof windows, windows and doors.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host building and the surrounding area.

Reasons

3. The appeal property is a detached bungalow with a pitched roof with gables to the front and rear. There is an attached garage to the side with a flat roof which is set a significant distance behind the front building line. The property forms part of a group of detached and semi-detached bungalows on the western side of the road that are of similar age but varied appearance. A key component of the character and appearance of these dwellings is the gaps between them, which are generally occupied by driveways leading to garages set a long way back from the road.
4. The proposal would involve the removal of the garage and the erection of a single-storey extension that would wrap around the side and rear of the property. The side element would have a flat roof and would be slightly taller than the garage. Although its frontage would be set behind the line of the front elevation of the property it would be a long way forward of the frontage of the garage. As such it would be more conspicuous than the garage and would partly fill the gap between the side of the appeal property and its neighbour, 173 Maplin Way. In the context of a group of properties with clearly defined gaps between them the proposal would be an incongruous addition to the street scene.

5. For these reasons I conclude that the proposal would have an unacceptable effect on the character and appearance of the host property and the wider area. It therefore fails to comply with Policies KP2 and CP4 of the Southend On Sea Core Strategy Development Plan Document One (2007) (CS) and Policies DM1 and DM3 of the Development Management Document (2015) (DMD) which require developments to respect the character and scale of the site and existing neighbourhood and maintain and enhance the character of residential areas. There is also conflict with the aims of the Council's Supplementary Planning Document 1, Design and Townscape Guide 2009 (SPD) and the National Planning Policy Framework (2019).

Conclusion

6. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR