
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/M1595/D/20/3260527

15 Alfred Road, Aveley, Essex RM15 4SU

- 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 Steve McGinn against the decision of Thurrock Borough Council.
 - The application Ref 20/00600/HHA, dated 18 May 2020, was refused by notice dated 15 July 2020.
 - The development proposed is the erection of a single storey side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey side extension at 15 Alfred Road, Aveley, Essex RM15 4SU in accordance with the terms of the application, Ref 20/00600/HHA, dated 18 May 2020, 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 drawing 15ARA/SE pages 1 to 8.
 - 3) 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 proposal on the character and appearance of the host building and the street scene.

Reasons

3. The appeal property is a 2-storey end-of-terrace house. It is situated in a residential area comprising relatively closely spaced terraces of houses of similar age and appearance. The property occupies a corner plot and benefits from garden space to the front, side and rear. The proposal would comprise the erection of a single-storey extension to the side of the property with a part hipped and a part flat roof.
4. I note that a planning application for a 2-storey dwelling to the side of the appeal property was refused in January 2019 and the subsequent appeal¹ was

¹ Application ref: 18/01761/FUL and Appeal ref: APP/M1595/W/19/3225119

dismissed. The appeal proposal is materially different to the previous scheme and needs to be considered on its individual merits. I have though had regard to my colleague's comments.

5. The proposal would be narrower and far lower than the host property. It would be sited away from the side boundary of the appeal site and its front elevation would be set behind the front building line of the terrace. The combination of these factors would ensure that the addition would be subordinate in scale to the host property and that an adequate level of spaciousness would be retained in this corner location.
6. For these reasons I conclude that the proposal would not have an unacceptable effect on the character and appearance of the host building or the street scene. It therefore complies with Policies PMD2 and CSTP22 of the Thurrock Core Strategy and Policies for the Management of Development (2015) which require proposals to respond to the sensitivity of the site and its surroundings and contribute positively to the character of the area. It also accords with the aims of the Thurrock Design Guide: Residential Alterations and Extensions Supplementary Planning Document (2017) and the National Planning Policy Framework 2019.

Conditions

7. I have considered the conditions suggested by the Council having regard to the National Planning Policy Framework and Planning Practice Guidance. In addition to the standard time limit condition I consider a materials condition is required to safeguard the character and appearance of the area. Furthermore, for the avoidance of doubt and in the interests of proper planning, a condition requiring the development to be carried out in accordance with the approved drawings is imposed.

Conclusion

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

S Poole

INSPECTOR