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# Appeal Decision

Site visit made on 2 December 2020

**by Philip Willmer BSc Dip Arch RIBA**

**an Inspector appointed by the Secretary of State**

**Decision date: 19 January 2021**

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**Appeal Ref: APP/D1590/D/20/3255937**

**87 Kings Road, Westcliff-on-Sea, Essex, SS0 6PH.**

- 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 Dr. Sajid Azeem against the decision of Southend-on-Sea Borough Council.
  - The application Ref 20/00693/FULH, dated 11 February 2020, was refused by notice dated 26 June 2020.
  - The development proposed is described as alterations to roof tiles, rear dormer under permitted development and proposed new front dormer.
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## Decision

1. The appeal is dismissed.

## Main Issue

2. I consider the main issue to be the effect of the proposed development on the character and appearance of the host dwelling, the street scene and the wider surrounding area.

## Reasons

3. The property the subject of this appeal, 87 Kings Road, is a semi-detached, two storey dwelling. The area is characterised by an eclectic mix of detached and semi-detached properties. While I noted a couple of slate covered roofs in the immediate area the majority of dwellings are roofed in terracotta coloured tiles of various forms and designs.
4. This pair of dwellings is of a distinctive matching architectural style and detail, which, along with other features includes a prominent projecting two-storey bay window with a hipped roof. Due to their design and location on rising ground above the road these houses are particularly prominent in the street scene.
5. The appellant proposes the replacement of the original plain tiles with grey slates and the construction of a large hipped roof dormer to the front roof slope.
6. As I observed, number 87 has already been substantially re-roofed in slate. However, the adjoining house, number 85, retains its original plain tile roof covering. On balance, I consider that the introduction of a contrasting roofing material here, whether slate or Marley tiles, in terms of colour, form and detail,

- would cause substantive harm to the appearance of the host property, the semi-detached pair and thereby the wider street scene.
7. The ridge of the roof of the proposed dormer would be set down just below that of the main house. However, due to its overall size, three-dimensional form, position on the roof and its proposed relationship with the hipped roof to the bay window the dormer would appear as an alien incongruous addition to the dwelling.
  8. I therefore conclude in respect of the main issue that the proposed dormer and re-roofing would cause significant harm to the character and appearance of the dwelling, the semi-detached pair, street scene and wider surrounding area. To allow the proposal would be contrary to the objectives of the National Planning Policy Framework (2019), Policy CP4, of the Southend-on-Sea Borough Council Local Development Framework–Development Plan Document 1-*Core Strategy* (Adopted December 2007), Policies DM1 and DM3 (as amended by Technical Housing Standards Policy Transitional Statement (2015) of the Southend-on-Sea Borough Council Local Development Framework - *Development Management Document* (Adopted July 2015) and the advice contained in the Southend-on-Sea Borough Council Supplementary planning document 1-*Design and Townscape Guide* (2009) as they relate to, amongst other things, the quality of design.

## **Conclusions**

9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Philip Willmer*

INSPECTOR