
Appeal Decision

Site visit made on 15 December 2020

by Benjamin Clarke BA (Hons.) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: Monday, 01 March 2021

Appeal Ref: APP/M1595/W/20/3257582
101 Feenan Highway, Tilbury RM18 8EX

- 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 Ms Yasmin Allawi against the decision of Thurrock Borough Council.
 - The application Ref: 20/00526/FUL, dated 4 May 2020, was refused by notice dated 5 August 2020.
 - The development proposed is the erection of new dwelling and erection of ground floor rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The proposed development, amongst other elements, included a rear extension to the existing dwelling. However, from the evidence before me, the main issue is the effect of the new dwelling upon the character and appearance of the surrounding area.

Reasons

3. The appeal site consists of an end of terrace dwelling. The surrounding area contains several dwellings that are constructed to detached, semi-detached and terraced designs. In consequence, the presence of gaps in between buildings creates an open character, whilst also identifying changes in house types. Furthermore, dwellings in the surrounding area are set back from the road by differing amounts. In result, the presence of gaps serves as a means of delineating areas of different set backs.
4. The proposed development would result in a longer terrace of dwellings. This would result in a diminished level of space between the appeal site and 99a Feenan Highway.
5. This is a concern as the loss of the gap between the two buildings would erode the more open character that is a feature of this suburban location due to the limited amount of space between the two buildings. This would ensure that the appeal site, and its immediate surroundings, would have a denser level of built up form that would conflict with the more open nature of the wider area.
6. In addition, the neighbouring property at No. 99a would be set further back from the road than the proposed dwelling. This means that within a short

- distance two differing houses would be sited that are located notably different amounts of distance back from the highway edge. As the surrounding area includes sizeable gaps between buildings to avoid this change being particularly prominent, the proposed development would therefore appear incongruous.
7. Owing to the generally flat topography of the surrounding area, combined with the relative lack of high-level landscaping within the surrounding area means that the appeal site is particularly prominent. Therefore, the proposed dwelling would appear to be significantly strident and discordant.
 8. Although No. 99a appears to be a dwelling of relatively recent construction, its siting and positioning is such that a large gap has been retained between it and the existing dwelling at No. 101. In result, it does not have the same effect on the character and appearance of the surrounding area as the appeal scheme would have. The presence of this development does not therefore overcome my previous concerns.
 9. I acknowledge that the proposed development would enable the retention of sufficient private garden space for both the occupiers of the existing dwelling and the proposed house and would also be constructed from methods that would be beneficial to the environment. In addition, the proposed development would be located near to transport provision, public open space and would add to the local supply of housing. Whilst these are matters of note, they are only some of all of the issues that must be considered and therefore do not overcome the adverse effects as previously identified.
 10. I therefore conclude that the proposed development would have an adverse effect upon the character and appearance of the surrounding area. The development, in this regard, would fail to comply with Policies PMD2 and CSTP22 of the Thurrock Core Strategy and Policies for the Management of Development (2015). These, amongst other matters, seek to ensure that new developments contribute positively to the character of the area; and be founded on a positive response to the local context.

Conclusion

11. For the preceding reasons, I conclude that the appeal should be dismissed.

Benjamin Clarke

INSPECTOR