

Appeal Decision

Site visit made on 20 April 2021

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 May 2021

Appeal Ref: APP/X1545/D/20/3264093

22 The Glebe, Purleigh, Chelmsford, Essex CM3 6PD

- 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 Mrs Gemma Beacham against the decision of Maldon District Council.
 - The application Ref HOUSE/MAL/20/00738 was refused by notice dated 25 September 2020.
 - The development proposed is adding dropped kerb and vehicle crossing to allow access to and use of side/front garden as driveway.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. The appeal property is situated in a primarily residential area comprising predominately of dwellings of traditional design. Wide green verges are a characteristic of the area. Where they separate the footpath from the carriageway, they create a sense of openness and a predominance of greenery, which make a positive contribution to the character and appearance of the surrounding area.
 4. The proposal includes the creation of a dropped kerb and vehicle crossing across part of a wide green verge. Although there are crossings further along this stretch of road, these are in a materially different location. The appeal site is situated on a corner plot, where to the west of the site is open amenity land. The grass verge provides a visual transition to the open amenity land and to the countryside to the west. From my observations, due to the loss of part of the green verge and expanse of hardstanding, I consider this would introduce an incongruous feature into this part of the streetscene. Even though grasscrete is proposed, this would not successfully replicate the verdant nature of this part of the verge.
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5. For the above reasons and having taken into consideration all matters raised, I conclude that the proposal would have an adverse effect on the character and appearance of the surrounding area. Thus, the proposal would be contrary to Policies D1 and H4 in the Maldon District Approved Local Development Plan 2014 -2029 (2017), particularly where they seek to ensure that development respects and enhances character and local context. I consider these policies to be broadly in accordance with the National Planning Policy Framework, particularly where the Framework seeks to ensure good design that is sympathetic to local character.

J L Cheesley

INSPECTOR