
Appeal Decision

Site Visit made on 3 August 2021

by G Pannell BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th August 2021

Appeal Ref: APP/M1595/D/21/3270053

33 Saffron Road, Chafford Hundred, GRAYS, RM16 6NA

- 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 D Hamard against the decision of Thurrock Borough Council.
 - The application Ref 20/01436/HHA, dated 21 October 2020, was refused by notice dated 16 December 2020.
 - The development proposed is loft conversion including cropped hip to gable alteration, construction of rear dormer and front facing roof lights.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. 33 Saffron Road is a detached two storey dwelling within a residential housing estate. The estate is characterised by predominately detached two storey dwellings of differing designs and styles, which results in an organic form of development. As such, the group of dwellings are not uniform or symmetrical, and this contributes to the overall variety of the street scene. There is a cycle/footpath which is accessed from Saffron Road and enables views of the rear roof slopes of properties along Saffron Road, including the appeal site.
4. The proposed rear dormer would be sited centrally within the roof slope and would be inset from each end of the roof, set below the ridge of the main roof and would face onto the rear garden of the property.
5. Pedestrians and cyclists travelling along the footpath, despite the presence of landscaping, have a clear view across the rear roof slopes of the properties in Saffron Road and therefore the rear roof slope should be categorised, under the Thurrock Residential Alterations and Extensions Design Guide 2017 (RAE), as a rear roof slope that is visible but less prominent. In these circumstances Table 1 of the RAE confirms that dormer windows are acceptable in principle where the proposal avoids overlooking, subject to size restrictions.
6. As a result of its overall width, occupying more than one half of the width of the roof, the development would not accord with the requirements of the RAE and its size and scale would be particularly dominant when viewed from the public realm. Although other dormer windows were visible in close proximity to

the site, these examples confirm that such dormer extensions can be detrimental to the character and appearance of an area and therefore should not be used as a reason to allow a similar development such as that before me.

7. The proposed dormer window would fail to contribute positively to the area and as a result of its overall size and scale, would be detrimental to the overall character and appearance of the existing dwelling.
8. In conclusion, I have identified harm from the proposed development on the character and appearance of the area, contrary to policies CSTP22 and PMD2 of the Thurrock Local Development Framework, Core Strategy and Policies for Management of Development 2015. These policies require development to be of a high quality design which contributes positively to the character of the area. The development would also fail to accord with the guidance contained within the RAE.

Other Matters

9. The proposal also includes alterations to the existing roof, resulting in a hip-to-gable conversion. Having regard to the predominant character of the neighbouring properties, with gable roofs being particularly common I find no harm in respect of this element of the proposal or to the introduction of front rooflights and I note the Council raised no objection in this regard either.

Conclusion

10. For the reasons given above I conclude that the appeal should be dismissed.

G Pannell

INSPECTOR