



Appeal Decision

Site Visit made on 7 September 2021

by G Pannell BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 September 2021.

Appeal Ref: APP/A1530/D/21/3274962

51 Endsleigh Court, Colchester, CO3 3QS

- 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 Nick Sunshine against the decision of Colchester Borough Council.
 - The application Ref 210262, dated 31 January 2021, was refused by notice dated 21 April 2021.
 - The development proposed is remove front dormer; build up from existing brickwork to top of first floor; build pitched roof up to existing ridge height and build single story porch with pitched roof.
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Decision

1. The appeal is allowed and planning permission is granted for remove front dormer; build up from existing brickwork to top of first floor; build pitched roof up to existing ridge height and build single story porch with pitched roof at 51 Endsleigh Court, Colchester, CO3 3QS in accordance with the terms of the application, Ref 210262, dated 31 January 2021, and the plans submitted with it, 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 plans: OS Site Map; Existing and Proposed Front Elevation; Existing and Proposed Side (North) Elevation; Existing and Proposed Side (South) Elevation; Existing and Proposed Ground Floor Plan; Existing and Proposed First Floor Plan; Existing Roof Plan; Proposed Roof Plan.
 - 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 development on the character and appearance of the area.

Reasons

3. 51 Endsleigh Court is a detached chalet bungalow located within a residential street which is characterised by detached and semi detached dwellings. The dwellings vary in their appearance and design and heights range from two storey to single storey chalet bungalows. In particular the differing size and scale of properties create a varied street scene within this part of Endsleigh Court.
4. The development includes removing the existing flat roof dormer and introducing two pitched roof elements up to existing ridge height. The development would not increase the height of the existing dwelling. Whilst dormer windows are a feature of a number of properties within the vicinity, the existing flat roof dormer does not follow the same form and proportions and therefore does not contribute to the consistency of design which is evident within some other chalet bungalows at the entrance to Endsleigh Court.
5. Having regard to the modest scale of the existing bungalow, in comparison to the neighbouring properties on the opposite side of the road, the changes to the existing roof, in combination with the position of the dwelling which is set back from the frontage of 53 Endsleigh Court would not appear overbearing or over dominant within the street scene when entering Endsleigh Court.
6. Furthermore, the proposed roof form and use of matching materials, which could be secured by condition, would be in keeping with the host dwelling which has two pitched roof elements on the rear elevation. As a consequence, the extension would not be overly prominent. The proposed porch would be in keeping with the proposed pitched roof detailing on the main roof and would not be overly large or dominant in the context of the other proposed changes.
7. Having regard to the general character of the area with its range of dwelling styles and heights, the proposed development would contribute to the overall character of the area, and along with the other changes to the property would not be detrimental to it.
8. I therefore conclude that the proposal would not have a harmful effect on the character and appearance of the area or host dwelling. Therefore, the proposal would accord with the design aims of Policy DP1 of the Colchester Borough Council Local Development Framework Development Policies 2010 (DP) which require developments to respect and enhance the character of the original dwelling. It would also accord with Policy UR2 of the Colchester Borough Council Local Development Framework Core Strategy 2008 (CS) which seeks to ensure high quality design.

Conditions

9. The Council has suggested conditions which I have considered against the advice in the Framework and Planning Practice Guidance. As well as the standard implementation condition, I have imposed a condition to ensure that the proposal is built in accordance with the approved plans to provide certainty and a condition in respect of materials to safeguard the character and appearance of the area.

Conclusion

10. For the reasons given I conclude that the appeal should succeed.

G Pannell

INSPECTOR

