



Appeal Decision

Site visit made on 15 October 2021

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 November 2021.

Appeal Ref: APP/D1590/D/21/3277909

166A Hadleigh Road, Leigh-on-Sea SS9 2LP

- 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 Grant Beglan against the decision of Southend-on-Sea Borough Council.
 - The application Ref 21/00808/FUL, dated 19 April 2021, was refused by notice dated 11 June 2021.
 - The development proposed is the erection of a hip to gable roof extension to the existing first floor flat with a dormer to rear and rooflights to front to convert loft in to habitable accommodation.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I have used the description of development provided on the decision notice in the banner heading above as this more accurately describes the scope of development proposed than the description given on the application form.
3. On 20 July 2021, the Government published a revised version of the National Planning Policy Framework (the Framework). I am satisfied that the updates to the Framework do not materially affect its content insofar as it is relevant to the main issues of this appeal, and I am therefore satisfied that no parties have been prejudiced by my having regard to it.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the host building and the surrounding area.

Reasons

5. The appeal property forms part of a symmetrically arranged building with a hipped roof. It is situated in a residential street and forms part of a group of semi-detached houses with a mix of hipped and gable ended roof forms. The proposal would include a hip to gable roof extension. Given the preponderance of gable-ended roofs in the street I am satisfied that this aspect of the proposal would be compatible with the appearance of the area and would not unduly harm the appearance of the host property.

6. The proposal would also include the formation of a dormer to the rear. This would occupy almost the entirety of the main rear slope and cut into the pitched roof of the rear wing of the building. I note there are dormers on some nearby buildings. However, due to its siting and size, the proposed dormer would be an overly dominant and incongruous addition that would have an unacceptable effect on the character and appearance of the host building and the surrounding area.
7. For these reasons the proposal fails to comply with Policies KP1, KP2 and CP4 of the Southend On Sea Core Strategy Development Plan Document One (2007) and Policies DM1 and DM3 of the Development Management Document (2015) which require developments to respect the character and scale of the site and existing neighbourhood and maintain and enhance the character of residential areas. There is also conflict with the aims of the Council's Supplementary Planning Document 1, Design and Townscape Guide 2009 and the Framework.

Conclusion

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR