
Appeal Decision

Site visit made on 12 January 2022

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 JANUARY 2022

Appeal Ref: APP/X1545/D/21/3285895

30 Remembrance Avenue, Burnham-on-Crouch, Essex CM0 8HA

- 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 Dr Michael Robinson against the decision of Maldon District Council.
 - The application Ref HOUSE/MAL/21/00648 was refused by notice dated 11 October 2021.
 - The development proposed is the addition of balcony to front elevation.
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Decision

1. The appeal is dismissed.

Main Issues

2. I consider the main issues to be the effect of the proposal on the character and appearance of the host dwelling, the streetscene and wider locality.

Reasons

3. The appeal property is a detached dwelling within a development of detached and terraced dwellings of similar styles. Juliet balconies to the front elevations form one of the unifying design elements and make a positive contribution to the character and appearance of the streetscene.
 4. The proposal would remove an existing front first floor Juliet balcony and replace it with a balcony some 2.4 metres in depth supported by two existing pillars and two additional pillars. It would include white and black metal work. It would be clearly visibly within the streetscene in this prominent location and in the wider area from the adjacent park.
 5. From my observations, due to the depth and design of the proposal, I consider that it would appear as a dominant and incongruous addition to the dwelling. It would not be in keeping with the cohesive design of balconies in this streetscene and would overwhelm the frontage of the host dwelling to the detriment of the town house character and appearance of the dwelling. In such a prominent position this would be to the detriment of the character and appearance of the streetscene and wider area.
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6. In reaching my conclusion, I have had regard to all other matters raised including examples of other balconies in the vicinity of the appeal site. I have determined the proposal on its individual merits. Whilst there are other balconies of differing designs in the wider area, there are no other front first floor balconies of this scale and design within this group of dwellings in this part of the streetscene. For the reasons stated above, I conclude that the proposal would unacceptably adversely affect the character and appearance of the existing dwelling and the uniformity of the character and appearance of this group of dwellings within the streetscene and wider area.
7. For the above reasons, the proposal would be contrary to Policies D1 and H4 in the Maldon District Local Development Plan 2014-2029 (2017) where they seek to ensure that new development respects and enhances local context and makes a positive contribution to the character of the original building. I consider these policies to be broadly consistent with the National Planning Policy Framework, especially where the Framework seeks to ensure good design.

J L Cheesley

INSPECTOR