
Appeal Decision

Site visit made on 18 January 2022

by Andre Pinto BA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd February 2022

Appeal Ref: APP/H1515/W/21/3276164
16 Ongar Road, Brentwood CM15 9AX

- 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 Van de Merwe against the decision of Brentwood Borough Council.
 - The application Ref 21/00382/FUL, dated 5 March 2021, was refused by notice dated 30 April 2021.
 - The development proposed is extension forming second floor.
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Decision

1. The appeal is allowed and planning permission is granted for an extension forming second floor at 16 Ongar Road, Brentwood CM15 9AX in accordance with the terms of the application, Ref 21/00382/FUL, dated 5 March 2021, 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: REVO/4365 and Site Location Plan.
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.
 - 4) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - a. the parking of vehicles of site operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;
 - d. wheel washing facilities;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Main Issue

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

Reasons

3. The appeal site is located on a busy stretch of road, close to the junction of Ongar Road with William Hunter Way, in an area dominated by mixed used developments, with commercial uses on the ground floor and residential above. Opposite the appeal site is a more recent development, of up to 4 storeys high which, due to its height, prominent location and striking design, defines the character and appearance of the area.
4. The appeal site is bordered, to the north, by a landscaped garden which provides access to a multistorey car park located immediately to the back. This garden also separates the appeal site, physically and visually, from the predominantly residential area that dominates the western side of Ongar Road, further north from the appeal site, closer to the junction of Ongar Road with North Road.
5. Immediately to the south of the appeal site is 14 Ongar Road. This building is of a similar height, bulk and design to 16 Ongar Road. Due to their unique location, the two buildings more readily relate, from a streetscape perspective, to the more recent development across the road than to any other development along Ongar Road.
6. This is greatly due to the fact that, if you take 14 and 16 Ongar Road as a single block, there are no other buildings immediately adjacent to it. Furthermore, the appeal site is physically closer to the new development on the other side of the street than any other built form within the immediate surrounding area, including the predominantly residential area to the North of the appeal site.
7. One of the key characteristics of the more recent development across the road from the appeal site is the use of different contrasting materials on the façade of the buildings, as well as different heights and different roof shapes which, together, create a more varied and dynamic streetscape.
8. The present proposal would result in a building that would replicate this dynamic approach by adding an additional storey to the appeal site, turning 16 Ongar Road into a three storey building.
9. Although this would be in contrast with the existing symmetry between the buildings, due to the dominant character and appearance of the development across the road, it would not appear incongruous within the streetscape. The proposed development would replicate the dynamic streetscape already present in the area as set by the more recent development across the road from the appeal site.
10. Furthermore, the present proposal would replace the existing flat roof with a hip pitched roof which would be more in keeping with the dominant roof design that has now been established by the new development and which, for the reasons stated previously, now defines the new character and appearance of the area.
11. Consequently, although the present proposal would change the design of the existing roof and the height of the building, I do not find that it would appear at odds with 14 Ongar Road, or the wider streetscape, as it will reflect the roofscape and streetscape of the development opposite from the appeal site and which defines the character and appearance of the area.

12. Therefore, for the reasons stated above, the proposed development would not harm the character and appearance of the area and, in that regard, I do not find the proposal to be in conflict with Policy CP1(i) and (iii) of the Brentwood Replacement Local Plan and The National Planning Policy Framework (2019).

Conditions

13. To provide certainty, a condition should be imposed specifying the approved plans. A condition requiring the external materials to match the existing building is also necessary to ensure a satisfactory appearance of the development. Condition 4 is necessary in the interest of highways safety.

Conclusion

14. For the reasons given above, I conclude that the appeal should be allowed.

Andre Pinto

Inspector