



Appeal Decision

Site visit made on 2 March 2022

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th March 2022

Appeal Ref: APP/M1595/D/22/3290061

25 Brandon Close, Chafford Hundred, Grays RM16 6QX

- 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 Umar/Anam Ali/Atlaf against the decision of Thurrock Council.
 - The application Ref 21/01258/HHA, dated 15 July 2021, was refused by notice dated 1 November 2021.
 - The development proposed is a loft conversion with three rear dormers and one front dormer.
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Decision

1. The appeal is allowed and planning permission is granted for a loft conversion with three rear dormers and one front dormer at 25 Brandon Close, Chafford Hundred, Grays RM16 6QX in accordance with the terms of the application, Ref 21/01258/HHA, dated 15 July 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 materials to be used in the construction of the development hereby permitted shall match those in the existing building.
 - 3) The window in front dormer window hereby permitted shall at all times be glazed with obscured glass and no part of that window that is less than 1.7 metres above the floor shall be capable of being opened.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the appeal property and that of the local area.

Preliminary Matters

3. As the description of the development varies between the documents submitted for the purposes of this appeal, I have used the description from the Council's decision notice, as this more accurately describes the development and has been used by the appellant in their appeal submission.

Reasons

4. The appeal property is a large two storey end of terrace terraced house, which steps down to a recessive wing that has a flatly arched throughway in the ground floor that leads to a rear parking area. The house is located in an area of similar houses mixed with flatted development, which overlooks communal parking and garden space that appears to be related to the flats. Although facing onto Brandon Close, the gable end of the appeal property faces onto Elizabeth Road, part of the A1012, from where both the front and rear of the house is visible.
5. The proposal is for a loft extension that would feature 3 rear and 1 front dormer windows. The proposed rear dormer windows would be traditionally formed, tile hung and pitched-roofed in design, centring and aligning on the first floor windows below. They would be set back from the rear edge of the roof and the verges of the roof slope. The ridge of their roofs would be below the ridge height of the main house roof.
6. The proposed front dormer window would be centred on the main door of the house, aligning with the central first floor window in the front elevation. Although narrower than the proposed rear dormers, it would be in the same design and materials.
7. The design, extent and positioning of the proposed dormers would be in accordance with the Thurrock Residential Alterations and Extensions Supplementary Planning Document (2017). The proposed dormers would appear as recessive, proportionate and in balance with the scale and traditional design of the appeal property.
8. In the wider local area dormer windows feature on local houses, including on Brandon Close, and are a significant feature of the design of the flatted development opposite. From my site visit it would appear that dormer windows are a significant part of the character and appearance of the local area.
9. The proposed dormer additions would be very visible from the surrounding streets, particularly the A1012, where they would be viewed in concert with other properties with dormer windows. Although they would result in a significant alteration to the appearance of the house, they would, in combination, retain the balanced appearance of the house. They would also reflect the local context and add interest to the appeal property, which currently, with its large and exposed gable end, presents a rather plain expression in a prominent location. The proposed dormers would, thereby, enliven the streetscape and making a positive contribution to the appearance and character of the local area.
10. I find that the proposed front and rear dormers would balance the appearance of the property and that the proposal would add interest to the roof of the house. This would result in a slight enhancement to the character and appearance of the appeal property and that of the local area.
11. The proposed loft extension also includes 2 roof lights in the front roof slope, in symmetrical arrangement with the proposed front dormer window, and a single rooflight in the roof of the stepped down wing that aligns with and centres on the arched car parking entranceway and first floor window. As these roof lights

are small and well positioned in relation to the proposed dormers, they would not interrupt the symmetry of the house or be visually intrusive.

12. For these reasons I find that the proposal would result in a slight enhancement to the character and appearance of the appeal property and that of the local area and would, therefore, accord with Policies CSTP22 and PMD2 of the Thurrock Core Strategy and Policies for Management of Development (2015) and Section 12 of the National Planning Policy Framework (2021), which collectively seek to ensure that development responds to the sensitivity of the site and its surroundings and demonstrates high quality design.

Conditions

13. I have had regard to the proposed conditions suggested by the council in the event of the appeal being allowed. I have included the standard required condition relating to the timing of implementation, and to ensure that the proposal remains consistent with the appearance of the existing house, I have included a condition relating to the matching of materials. To protect privacy, I have also imposed a condition relating to the glazing of the front dormer window.

Conclusion

14. The appeal is allowed.

Victor Callister

INSPECTOR