
Appeal Decision

Site visit made on 1 March 2022

by Luke Simpson BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 March 2022

Appeal Ref: APP/M1595/D/21/3281870

53 Arun, East Tilbury RM18 8SX

- 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 Grant Rowe against the decision of Thurrock Borough Council.
 - The application Ref 21/00966/HHA, dated 06 June 2021, was refused by notice dated 5 August 2021.
 - The development proposed is Single Storey Side Extension.
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Decision

1. The appeal is allowed and planning permission is granted for Single Storey Side Extension at 53 Arun, RM18 8SX in accordance with the terms of the application, Ref 21/00966/HHA, dated 14 June 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: BLD-2006-2, BLD-2006-1, BLD-2006-LP
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Preliminary Matter

2. The main parties have had opportunity to comment on the revised National Planning Policy Framework 2021 (the Framework). I have had regard to it in this decision.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host property and surrounding area.

Reasons

4. The host property (No. 53 Arun) is a two-storey end-terraced dwelling which is located on a corner plot. To the side of the property is a pedestrian access serving various residential properties to the rear. The character of development in the surrounding area is relatively uniform in terms of general design and scale, comprising of predominantly two-storey terraced properties. However, there are several examples nearby, where dwellings have been extended to the side in a similar manner to that currently proposed.

5. The proposed extension would abut the footway which provides access to the dwellings to the rear. However, given the relatively small scale of the extension it would not be particularly prominent in the street scene. Furthermore, the dwellings to the rear of the host property are set back further such that there is not one consistent building line when viewed in conjunction with No. 53. To this extent, the extension of this property would not significantly disrupt the rhythm of development in the surrounding area. Given the small scale of the development and the fact that there are many other examples of similar developments in the surrounding area, it would not be harmful to the character and appearance of the host property or surrounding area. As such, it would comply with Core Strategy¹ Policies PMD2 and CSTP22, which require in part that development is of a high standard of design which is in keeping with local character.
6. The proposed development would also comply with the Residential Alterations & Extensions SPD (2017), which requires in part that development on corner plots responds positively to the host dwelling and surrounding area.
7. The proposed development would also comply with Framework Paragraph 130, which requires in part that development is sympathetic to local character.

Conditions

8. Condition 2, listing the approved plans, is necessary in the interest of certainty.
9. Condition 3, requiring matching materials, is necessary in order to ensure that the development is in keeping with the character and appearance of the surrounding area.
10. These conditions accord with the advice contained in the Planning Practice Guidance (PPG).

Conclusion

11. The proposed development would comply with the development plan taken as a whole. There are no other material considerations which indicate a decision other than in accordance with it. As such, the appeal is allowed, subject to conditions.

Luke Simpson

INSPECTOR

¹ Thurrock Local Development Framework – Core Strategy and Policies for Development Management (as amended) – adopted January 2015