
Appeal Decision

Site visit made on 4 October 2022

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th October 2022

Appeal Ref: APP/M1595/D/22/3299312

2 Avondale Gardens, Stanford-Le-Hope, Essex SS17 8DB

- 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 and Mrs K O'Donnell against the decision of Thurrock Council.
 - The application Ref 22/00279/HHA was refused by notice dated 4 May 2022.
 - The development proposed is a two-storey side extension.
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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 appeal site, immediate streetscene and wider area.

Reasons

3. The appeal site lies on a corner within a predominately residential area. The area is characterised by semi-detached dwellings.
4. The proposed two-storey side extension would be situated close to the corner within the existing side garden to the property. It would be flush at the front and rear with the existing main facades. As such it would be situated in a prominent position in the streetscene.
5. Guidance in the Thurrock Design Guide Residential Alterations and Extensions SPD (2017) emphasises that where a side extension positioned on a corner plot is proposed, particular attention should be paid to how the extension would make a positive contribution to the corner.
6. To the rear of the property are garages and the rear of a dwelling on a corner in Branksome Avenue. I am satisfied that the proposed siting would have little adverse impact on the notional building line along this part of Avondale Gardens. Nevertheless, due to the size of the proposal, particularly the design of the extension to continue the front building line, together with its visual prominence, I consider that it would create a significant lose to the openness of this corner location. This would create an unacceptably dominant and cramped

form of development to the detriment of the character and appearance of the appeal site, immediate streetscene and wider area.

7. In reaching my conclusion, I have had regard to all matters raised. I conclude that the proposal would have an unacceptably adverse effect on the character and appearance of the appeal site, immediate streetscene and wider area. Thus, the proposal would be contrary to guidance in the SPD and Policies CSTP22, CSTP23 and PMD2 in the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (as amended) 2015, where they seek to ensure extensions are of a high quality design, which contribute positively to the character of the area. 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