



Appeal Decision

Site visit made on 22 September 2022

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 October 2022.

Appeal Ref: APP/D1590/D/22/3303019

19 Nobles Green Close, Southend-on-Sea, Eastwood, SS9 5QH

- 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 T Daly against the decision of Southend-on-Sea Borough Council.
 - The application Ref 22/00624/FULH, dated 8 March 2022, was refused by notice dated 4 May 2022.
 - The development proposed is the erection of a garage.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a gable fronted two-storey detached dwelling located in a residential cul-de-sac. The properties to this side of the road are of similar age and form. Although there have been changes to some in terms of finishing materials, there is a uniformity and cohesion to the street scene that is derived from a clear rhythm to the pattern of development and a sense of spaciousness as a result of the open plan frontages to both sides of the road. The proposal would involve the construction of a flat roofed garage in front of No 19 and which would be linked to a single-storey, flat roofed canopy to the front of the dwelling.
4. In isolation, the garage would appear as a well-considered addition to the front of No 19, and one which I recognise would create an individual and enclosed setting for the dwelling. However, its visual presence would stand in stark contrast to the established character of the street scene.
5. The introduction of built form in front of the appeal property would disrupt the harmony created by the open plan, landscaped frontages. Given the position of No 19, I find that the vista along Nobles Green Close, when entering from Nobles Green Road, would be significantly affected by the intrusive presence of the proposed garage. Although a reasonable expanse of open area would be retained to the front of No 19, and due to the topography of the area the finished floor levels of the garage would be slightly lower than the road, the

garage would not be hidden from view. Regardless of the materials used, it would be openly seen to project significantly forward of the existing dwelling in a position that would appear alien and out-of-keeping.

6. Overall, for the reasons given, I find that the proposal would be harmful to the character and appearance of the area. As such there would be clear conflict with Policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) and Policies DM1 and DM3 of the Southend-on-Sea Development Management Document (2015) as far as they all seek to ensure new development respects and maintains the character of an area by responding positively to local context. In this regard there would also be conflict with the National Planning Policy Framework's objectives for achieving well-designed places. Accordingly, and having regard to all other matters raised, the appeal is dismissed.

John D Allan

INSPECTOR