

Appeal Decision

Site visit made on 27 February 2023

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 March 2023

Appeal Ref: APP/A1530/D/22/3310970

Trianon, Hall Road, Tiptree, Essex CO5 0QR

- 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 C Pickles against the decision of Colchester Borough Council.
 - The application Ref 220941, dated 12 April 2022, was refused by notice dated 23 August 2022.
 - The development proposed is a garage/workshop.
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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 local area.

Reasons

3. Trianon is a detached house situated on a large plot in a residential area near the edge of Tiptree. To the north of Trianon, Hall Road is more densely built up and suburban, whilst there are just a few other dwellings to the south. Salis Close, a cul-de-sac of recently constructed houses, is just across Hall Road.
4. The proposal is to replace a low, poor quality single storey garage with a new 1.5 storey garage/workshop building with a games room on the first floor. The new building would be sited much closer to the road, well forward of the house.
5. Because Trianon sits on the inside of a slight bend in Hall Road and the frontages here are fairly open, the new building would be a focal point in views along the street. It would also sit directly opposite the junction with Salis Close, so that it would also be the main view when leaving the close. It would therefore become one of the most prominent and obvious buildings on this part of Hall Road.
6. The proposed building would be substantial in size and somewhat complex in design, with half-hipped roofs, a dormer window and rooflights. I note that it would not be as tall or nearly as large as the house, and that the plot as a whole would continue to be reasonably spacious. Nevertheless, in this conspicuous position a building of this size and design would be a visually

dominant structure that would unduly urbanise the character of the road at this transition point. It would detract from the more spacious character of the group that includes Trianon and the other houses to the south.

7. To the north there are a number of buildings set close to the street, including 2 houses and several single storey garages. This part of Hall Road does, however, have a more built up character and none of those garages is as bulky as the proposed building.
8. I conclude that the proposal would unacceptably harm the character and appearance of the local area. It therefore conflicts with the aims of Colchester Borough Local Plan Section 1 policy SP7 and Section 2 policies DM13 and DM15, to secure high standards of design that respond positively to local character and do not harm the appearance of the street scene.
9. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR