



Appeal Decision

Site visit made on 21 August 2023

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th September 2023

Appeal Ref: APP/X1545/D/23/3318972

44 Glebe Way, Burnham-On-Crouch, Essex CM0 8QJ

- 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 I Child against the decision of Maldon District Council.
 - The application Ref HOUSE/MAL/22/01183 dated 24 November 2022, was refused by notice dated 17 January 2023.
 - The development proposed is described as single storey front extension.
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Decision

1. The appeal is allowed and planning permission is granted for the single storey front extension at 44 Glebe Way, Burnham-On-Crouch, Essex CM0 8QJ in accordance with the terms of the application, Ref HOUSE/MAL/22/01183 dated 24 November 2022, and the plans submitted with it, so far as relevant to that part of the development hereby permitted and 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 plan: Drawing No's: IC F4 – Site Location Map, IC F4 - Site Block/Roof Plan, IC F1 - Existing & Proposed Elevations, IC F2 - Existing Ground Floor & Proposed Ground Floor, and IC F5 - Existing & Proposed Indicative Street Scene
 - 3) The materials to be used in the construction of the external surfaces of the internal alterations and an infill wall to the front hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue in this appeal is the effect of the development on the character and appearance of the existing property and the area in general.

Reasons

3. The site is located within a predominantly residential area where properties share similar features. There is a harmony to the pattern of development and palette of materials used in the area. The appeal site is a link detached two storey property. The garage at the appeal site is linked to the garage at No. 46 Glebe Way.

4. The proposed development would introduce a modest front extension to the existing property with a mono-pitched roof. The link detached properties share common features similar to other properties in the immediate area.
5. No. 46 is situated on a corner and due to the orientation of the building the symmetry of the building is not obvious. Notwithstanding this there is also a degree of separation due to the gap between first floors.
6. There are other examples of similar extensions on properties within the immediate area, whilst these are not comparable in terms of being link detached the proposed development would not unbalance the properties.
7. I find that the proposed development would not harm the character and appearance of the area.
8. I conclude that the proposed development would not harm the character and appearance of the existing property and the area in general. There is no conflict with Policies D1 and H4 of the Maldon District Approved Local Development Plan 2014-2029 (2017) which amongst other things seeks to ensure developments are subordinate to the existing property. I also find no conflict with the Framework, which seeks to ensure good design of developments.

Conclusion and Conditions

9. For the above reasons I conclude that this appeal should be allowed.
10. I have attached the standard time limit condition and a plans condition as this provides certainty. I have also added conditions concerning materials to ensure a satisfactory appearance.

C Pipe

INSPECTOR