



Appeal Decision

Site visit made on 24 February 2024

by Elaine Benson BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14.03.2024

Appeal Ref: APP/W1525/D/23/3329133

91 Galleywood Road, Great Baddow, Chelmsford, Essex CM2 8DW

- 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 Mrs H Wyatt against the decision of Chelmsford City Council.
 - The application Ref 3/01137/FUL, dated 7 July 2023, was refused by notice dated 7 September 2023.
 - The development proposed is described as 'double storey rear extension, new second floor and roof plus internal alterations and facade amendments'.
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Decision

1. The appeal is allowed and planning permission is granted for double storey rear extension, new second floor and roof plus internal alterations and facade amendments' at 91 Galleywood Road, Great Baddow, Chelmsford, Essex CM2 8DW in accordance with the terms of the application, Ref 3/01137/FUL, dated 7 July 2023, 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 2235-3, 2235-1f, 2235/1E and 2235/2E.

Main Issue

2. The main issue is the effect of the appeal proposal on the character and appearance of the host property and of the surrounding area.

Reasons

3. The existing house is relatively plain and of no particular architectural interest. It would be extended considerably and its appearance would inevitably change. The overall design, form and size of the proposed extensions would be in keeping with the varied design character of the residential properties along Galleywood Road. Although the resulting development would extend almost across the plot width, this would not be uncharacteristic in this locality. The set-in of the first-floor extension from the side boundary would retain some openness at the higher level which would prevent the extensions from

appearing as an overly wide development on the plot. In this regard it would respect the character of other buildings in the locality. I am not convinced by the evidence that the side views of the extensions viewed above the adjacent bungalows would amount to visual harm.

4. Policy DM23 of the Chelmsford Local Plan (Policy DM23) requires extensions to respect the character and appearance of their surroundings, including by requiring new additions to be well-proportioned with visually coherent elevations. The proposed extensions would undoubtedly be large and out of proportion with the scale of the existing house. However, I am satisfied that the combination of the proposed bulk, form and visual prominence of the extensions and the crown roof would not create an unacceptably large, dominant or insufficiently articulated dwelling.
5. I conclude that the resulting development would not harm the character or appearance of the surrounding area and that the appearance of the extended dwelling would fit in with its surroundings. For the reasons set out above and having regard to all other matters raised, the proposed development would accord with the objectives of Policy DM23. Accordingly, the appeal is allowed, subject to the conditions that follow.

Conditions

6. A condition is necessary requiring the use of matching materials to preserve the character and appearance of the surrounding area. I have included a condition identifying the approved drawings for the avoidance of doubt and in the interests of proper planning.

Elaine Benson

INSPECTOR