



Appeal Decision

Site visit made on 4 July 2024

by B J Sims BSc (Hons) CEng MICE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 July 2024

Appeal Ref: APP/A1530/D/24/3337332

5 Parkwood Avenue, Wivenhoe, Essex, CO7 9AN.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Ms Layla Boyd against the decision of Colchester City Council.
 - The application Ref is 232384.
 - The development proposed is the erection of a single-storey side extension and minor internal alterations.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a single-storey side extension and minor internal alterations at 5 Parkwood Avenue, Wivenhoe, Essex, CO7 9AN, in accordance with the terms of the application, Ref 232384, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three 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 or complement those used in the existing building.
 - 3) The development hereby permitted shall be carried out only in accordance with the following approved plans:
 - 057/0101 - Location Plan
 - 057/0102 - Site and Block Plans with Proposed Plan
 - 057/0103 - Existing Elevations and Plans
 - 057/0104 - Proposed Elevations and Plans

Main Issue

2. The main issue is the effect of the proposed extension on the character and appearance of the host dwelling itself at No 5 Parkwood Avenue and on the local street scene.

Reasons

3. Parkwood Avenue, on its north and east sides, is comprised of regular rows of conventional, pitched-roof bungalows and, on its south and west sides, by equally conventional two-storey houses. The exception is at the northern end of Parkwood Avenue, close to its junction with Rosabelle Avenue, where there

is a short row of later, modern dwellings with distinctive steep mono-pitch roofs.

4. The proposed extension would itself have a mono-pitch roof and would be linked to the existing house by a low-level porch. As a result, the extension would appear as a separate contrasting element, reflecting the modern houses some distance to the north but contrasting strongly with the closer neighbouring bungalows and houses that otherwise make up the local street scene.
5. It is a matter of judgement whether this development would be unacceptably incongruous and out of keeping or a refreshingly new feature of the street scene, making a positive individual architectural statement. In my judgement it would be the latter. This is in part because the appeal property occupies a distinctive corner plot, larger than its neighbours, with ample space to accommodate the extension without compromise to the visual integrity of the original dwelling, whilst remaining subservient to it, with a lower overall roof height.
6. For these reasons, I consider that the proposed development would be in compliance with the relevant Policies SP7, DM13 and DM15 of the adopted Colchester Borough Local Plan. These policies are consistent with national policy in, together, requiring extensions to exhibit a high standard of design, preserve and enhance the quality of existing places and the street scene and to be subservient to and compatible with the scale and appearance of the original dwelling, avoiding over-development.
7. I therefore conclude that the proposal is in accordance with the development plan as a whole and that this appeal should be allowed, subject only to standard conditions.

B J Sims

INSPECTOR