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## Appeal Decision

Site visit made on 12 March 2025

**by David Smith BA(Hons) DMS MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 March 2025

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**Appeal Ref: APP/M1595/D/24/3351559**

**2 Edinburgh Mews, Tilbury, RM18 8EN**

- 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 Mr George Adrian Miron against the decision of Thurrock Borough Council.
  - The application Ref is 24/00493/HHA.
  - The development proposed is an outbuilding.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The building has already been erected. The main issue is its effect on the character and appearance of the surrounding area.

### Reasons

3. Because of its position, the proposal is readily visible from London Road and The Beeches. As it occupies a considerable proportion of the rear garden and due to its significant length, the building stands out as an unexpectedly large and intrusive feature in its setting. Whilst the use of left over and recycled materials is laudable, its negative visual impact is accentuated by the amalgam of external finishes used in the construction. Because of this it detracts from the surrounding residential estate where other outbuildings are generally smaller in size and more conventional in style or in less prominent locations.
4. Although the building was erected in ignorance of the need for permission, this does not alter the adverse consequences for the locality. Indeed, it harms the character and appearance of the surrounding area. As such, it is contrary to Policies CSTP22, PMD1 and PMD2 of the Core Strategy and Policies for Management of Development 2015 which are concerned with design, layout and the character and distinctiveness of Thurrock. There are no material considerations that outweigh the failure to accord with the development plan. Therefore, for the reasons given, the appeal should not succeed.

*David Smith*

INSPECTOR