
Appeal Decision

Site visit made on 17 September 2025

by **C Hall BSc MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 September 2025

Appeal Ref: APP/B1550/D/25/3367900

25 Brocksford Avenue, Rayleigh, Essex SS6 8RH

- 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 Stephen Hemmings against the decision of Rochford District Council.
 - The application Ref. is 25/00007/FUL.
 - The development proposed is for a hip to gable loft conversion with front dormers & roof lights to the rear, move entrance door to front elevation.
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Decision

1. The appeal is allowed and planning permission is granted for a hip to gable loft conversion with front dormers & roof lights to the rear, move entrance door to front elevation at 25 Brocksford Avenue, Rayleigh, Essex SS6 8RH in accordance with the terms of the application ref. 25/00007/FUL, 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 plans: location plan, 24/914 801.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the existing dwelling and surrounding street scene.

Reasons

3. The appeal site relates to a semi-detached property on Brocksford Avenue. The immediate area is generally residential in nature and comprises buildings of broadly similar height and scale, but with varying detailing and external materials. A number of dwellings in the neighbourhood exhibit dormer elements of differing size and design that face out over the public highway.
4. The proposed plans demonstrate that the front dormer windows would be set within the body of the roof slope, with an acceptable amount of the original roof slope remaining visible to either side and to the ridge line above, and similarly at eaves level several rows of tiles would be evident between the wall plate and the base of the feature. The flat-roofed link between the two pitches would be modest in scale

and extent; being set below the ridges of the dormers to either side and behind the foremost elevations, it would maintain a sense of subservience.

5. Taken in the round, I consider that the appeal scheme would visually connect with the general appearance of the building and local environs, without resulting in a dominant or discordant design solution. I am satisfied that views of the development within the vicinity of the site would not be adversely affected, having accounted for the multi-faceted character of front dormers in the neighbourhood.
6. I therefore conclude that the scheme would integrate with the character and appearance of the existing dwelling and the surrounding street scene. It would comply with Policy DM1 of the Rochford District Council Development Management Plan December 2014, which require new development to be designed to a high quality and respond to the distinctive local character of the area in which it is situated. It would also be consistent with the advice in the National Planning Policy Framework (the Framework), which states that good design is a key aspect of sustainable development.

Conditions

7. I have considered the imposition of conditions in light of the advice in Planning Policy Guidance and the Framework. In addition to the standard implementation condition, the approved plans are listed for certainty. A condition requiring external materials to match those used on the existing building would provide for a satisfactory appearance.

Conclusion

8. Having regard to the above and all other matters raised, the appeal succeeds.

C Hall

INSPECTOR