



Appeal Decision

Site visit made on 30 September 2025 by E Nutman BA (Hons)

Decision by Zoe Raygen DipURP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 November 2025

Appeal Ref: APP/A1530/D/25/3371539

Kumusha, Vine Road, Tiptree, Essex CO5 0LT

- 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 L Constable against the decision of Colchester City Council.
 - The application Ref is 250866.
 - The development proposed is first floor extension to form additional bedrooms, with the removal of the existing lean to roof and internal alterations.
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Decision

1. The appeal is allowed and planning permission is granted for first floor extension to form additional bedrooms, with the removal of the existing lean to roof and internal alterations at Kumusha, Vine Road, Tiptree, Essex CO5 0LT in accordance with the terms of the application, Ref 250866, and the plans submitted with it, 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 development hereby permitted shall be carried out in accordance with the following plans: Location plan – 6039-SU-02, Proposed site plan - 6039-PA-01, Proposed plans and elevations – 6039-PA-02, Proposed visual – 6039-PA-03, Proposed visual – 6039-PA-04, Proposed first floor plan – 6039-PA-05, Proposed visual – 6039-PA-06.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing building/dwelling.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons for the Recommendation

4. The surrounding area consists of an eclectic mixture of properties, with scale, design and materials differing widely. Dwellings can be seen with cladding, brickwork, render all of which vary in terms of their colour. Kumusha is a darkly clad detached property, with a boxy and modern first floor element that appears as an isolated feature due to the

negative space either side of it. It sits on a corner plot where Vine Road meets Kelvedon Road and is highly visible within the street scene.

5. The property, as existing, is a prominent feature within the street scene due to its modern design and boxy first floor addition. The negative space that surrounds the existing second storey at first floor level exacerbates this prominent and boxy form, making it appear as an alien addition to the rest of the dwelling. The proposed first floor extension would help to lessen the prominent appearance of this existing element, and the proposed lean-to roof form would assimilate with the modern design of the property. Whilst the proposed additions would result in a degree of bulk being added to the host property at first floor level, it would be proportionate to the scale of the host dwelling. These additions will aid the second storey section of the dwelling in integrating more seamlessly in contrast to what is currently seen. These additions will be compatible with the scale, form and materials of the host dwelling, enhancing the appearance of the host dwelling, and assist in integrating it into the street scene.
6. I conclude, the proposal would accord with Policies SP1 and SP7 of Colchester Borough Local Plan Section 1 (2021), and Policies DM13 and DM15 of the Colchester Borough Local Plan Section 2 (2022) which, amongst other matters, require high quality and inclusive design in all developments, and that they enhance the quality of existing places and their environs.

Conditions

7. In addition to the standard three-year period implementation condition, which is a statutory requirement, it is necessary, in the interest of certainty, to define the plans with which the appeal scheme should accord. In order to protect the character and appearance of the surrounding area and the host dwelling, I am attaching a condition requiring materials used in the construction of the external surfaces of the development to match those used in the existing building.
8. The council has suggested two additional conditions, one relating to working hours and another relating to land contamination. Given the small scale of the householder extension, works are unlikely to be excessive, lengthy or generate high levels of activity. In relation to the contamination condition, the works do not require excavation at ground level. Therefore, both conditions are not reasonable or necessary.

Conclusion and Recommendation

9. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

E Nutman

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

Zoe Raygen INSPECTOR