

Appeal Decision

Site visit made on 8 November 2016

by J A B Gresty MA MRICS

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30th November 2016

Appeal Ref: APP/J1915/D/16/3157985
32 Dane Park, Bishops Stortford, CM23 2PR

- 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 Josh Davidson against the decision of East Hertfordshire District Council.
 - The application Ref 3/16/1053/HH, dated 5 May 2016, was refused by notice dated 25 July 2016.
 - The development proposed is remodel and extension of existing dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for remodel and extension of existing dwelling at 32 Dane Park, Bishops Stortford, CM23 2PR in accordance with the terms of the application, Ref 3/16/1053/HH, dated 5 May 2016, 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 approved plans: 001 (Location and Site Plan), 002 (Existing Floor Plans), 003 (Existing Elevations), 004 (Proposed Floor Plan), 005 (Proposed Side and Front Elevations) & 006 (Proposed side and Rear Elevations).

Main Issue

3. The main issue in this case is the effect of the proposed development on the character and appearance of the local area.

Reasons

4. The appeal property is a detached, two-storey house situated on a corner plot at the junction of a small cul-de-sac, Maple Spring, and Dane Park. The local area is predominantly residential and is characterised by two-storey, detached dwellings of generally similar scale to the appeal property. The dwellings are set back from their respective roads behind front gardens and driveways and, whilst they vary in their original designs, in the main the houses appear to date from a similar period, giving the local area a uniformity of residential character and appearance.
 5. The appeal proposal includes substantial extension of the house at both ground and first floor levels. Except for the design of the fenestration and external
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cladding of the front and east elevations of the house, the proposed works are more or less identical to a scheme, Ref: 3/15/2580/HH, recently approved by the Council. The house is situated in a good sized plot and, following extension, the size and scale of the house would remain in keeping with the size of its plot and the scale of other properties nearby. Therefore, I concur with the Council that, with respect to its scale and layout, the proposed development would be in keeping with the character and appearance of the local area.

6. The appeal property stands on slightly higher ground than Dane Park and, because of its corner plot location, most of the front, east and rear elevations of the appeal property are open to view from the adjoining roads. The new rear elevation of the house would have a bold design with large sections of plate glass extending from ground level to the eaves. The solid sections of wall would be clad in a mixture of horizontal timber boarding, natural stone and render. Because of its striking design and open, elevated position, the rear elevation of the house would stand out prominently in the local landscape when viewed from Dane Park. However, the house would retain a domestic appearance and, in keeping with planning permission Ref 3/15/2580/HH, I conclude that the striking appearance of the rear elevation of the extended house would complement the character and appearance of the local area.
7. The side and front elevations of the extended house would be of similar design to that of the rear elevation with extensive use of plate glass, stone and timber cladding and render. Overall the cladding and fenestration would give the house a more modern appearance than other properties nearby. However, the use of timber cladding would reflect the, albeit limited, use of timber cladding on some houses on Dane Park and the stone would be of a similar muted tone to the brickwork of the neighbouring house on Maple Spring. Further, the cladding and fenestration of the side and front elevations combine with the proposed rear elevation to give the extended property having a cohesive and designed appearance.
8. Although the appeal property is in a prominent position, the house stands sideways-on to Dane Park and is separated from the neighbouring house on Dane Park by the length of its back garden. Consequently, visually the appeal property does not relate strongly to the other nearby development which fronts onto Dane Park.
9. Overall the proposed development would result in a significantly larger house with a striking and relatively contemporary appearance which would stand out as a bold and distinctive feature in the local street scene. However, the appeal property would remain in keeping with the scale and residential character of the area and, in part because visually the property does not relate strongly to the pattern of development on Dane Park, its bold appearance would not overpower that of the neighbouring properties. Accordingly, I conclude that the proposed development would be in keeping with the character and appearance of the local area and in this respect it would meet the requirements of Policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review.

Conclusion

10. At the heart of the National Planning Policy Framework (the Framework), there is a presumption in favour of sustainable development. Good design is a key aspect of sustainable development and new development should respond to local character. In this case the proposed works would be in keeping with the

host property whilst complementing the established character and appearance of the local area. Therefore, for the above reasons, I conclude that the proposed development would represent sustainable development as sought by the Framework and that the appeal should be allowed.

11. For the sake of clarity, I impose a condition requiring the development to be carried out in accordance with the approved plans.

J A B Gresty

INSPECTOR