

Appeal Decision

Site visit made on 14th November 2016

by Alison Roland BSc DipTP MRTPI

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

Decision date: 5 December 2016

Appeal Ref: APP/W1905/D/16/3156793

33 Lordship Road, Cheshunt, Waltham Cross, Hertfordshire, EN7 5DR.

- 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 John Bowers against the decision of Broxbourne Borough Council.
 - The application Ref: 7/16/0400/HF, dated 31st March 2016, was refused by notice dated 14th June 2016.
 - The development proposed is extend rear dormer (retrospective).
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Procedural Matter

1. The submitted plans are unclear in relation to the finished appearance of the dormer as they are partly obscured by overlaid dimensional details. Nonetheless, as the application was clearly retrospective in nature, the Council dealt with the proposal as built. I shall determine the appeal likewise.

Decision

2. The appeal is allowed and planning permission is granted to extend rear dormer (retrospective), at 33 Lordship Road, Cheshunt, Waltham Cross, Hertfordshire, EN7 5DR, in accordance with the terms of the application Ref: 7/16/0400/HF, dated 31st March 2016.

Main Issue

3. The main issue in this appeal is the implications of the proposal for the character and appearance of the area.

Reasons

4. The dormer is situated to the rear of the property where it is not evident from Lordship Road. Nevertheless, it is visible when viewed from Ripley Way to the South West. However, from that particular street it is only visible from the gaps between the houses. It will be more readily apparent from the rear of the houses on Ripley Way, but views from the public domain are limited. In those views that are achievable, it is seen at a distance against the backdrop of the terraces on Lordship Road, where it does not appear particularly prominent or discordant. In particular, its unusually deep projection from the main house
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roof cannot be discerned from the most obvious vantage point from Ripley Way, which is the gap between Nos 17 and 18. In these circumstances, the proposed dormer does not look at all out of place, notwithstanding that it forms part of the backdrop of views from Ripley Way towards the Churchgate Conservation Area.

5. Moreover, there are other dormers of significant scale in the immediate vicinity, including one on Lordship Road further to the North West of the appeal site (visible in the gap between Nos 23 and 24 Ripley Way), one to the rear of the terrace of houses numbered 8-11 Ripley Way and a side dormer on No 23 Lordship Road. Rear dormers cannot be said therefore, to be an alien feature in the area.
6. I therefore find no conflict with Policies H6, HD13 and HD16 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005), which seek to secure a high standard of design in new development, which is compatible with the parent building and wider character of the area. However, I consider that Policy H8 is not relevant to the proposal as it deals specifically with residential development.

ALISON ROLAND

INSPECTOR