
Appeal Decision

Site visit made on 16 January 2017

by J L Cheesley BA(Hons) DIPTP MRTPI

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

Decision date: 23 January 2017

Appeal Ref: APP/X1925/D/16/3164619

26 The Tene, Baldock, Hertfordshire SG7 6DG

- 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 Jon McDermott against the decision of North Hertfordshire District Council.
 - The application Ref 16/02253/1HH was refused by notice dated 20 October 2016.
 - The development proposed is a two-storey and single-storey rear extension.
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Decision

1. The appeal is dismissed.

Main issues

2. I consider the main issues to be:

the effect of the proposal on the appearance of the surrounding streetscene;
and

the effect of the proposal on the living conditions of occupiers of Nos 22 and 24 The Tene, with particular reference to visual impact.

Reasons

Appearance

3. The appeal site lies within a primarily residential area comprising a mix of types of dwelling, including single-storey, two-storey and three-storey properties. The appeal property is an end of terrace two-storey dwelling with a two-storey flat roof rear extension. The property is situated in a prominent position, with the flank side of the dwelling visible in the streetscene across the adjacent garage block and to some extent from surrounding residential properties.
 4. The proposal includes a two-storey extension some 3 metres in depth along the side adjacent to the garage block. This would include a new pitched roof extending over the adjacent flat roof. The two-storey cumulative additions would reach some 5 metres in depth on the flank wall.
 5. From my observations, due to the cumulative excessive depth and bulk of the two-storey part of the proposal combined with the existing rear extension, I consider that it would appear as an unacceptably dominant and incongruous addition. In such a prominent position, this would be to the detriment of the appearance of the streetscene. I consider this harm to be so significant as to be sufficient to dismiss the appeal.
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6. For the reasons stated above, I conclude on this matter that the proposal would have an adverse effect on the appearance of the surrounding streetscene. Thus, the proposal would be contrary to Policies 28 and 57 in the North Hertfordshire District Local Plan No. 2 with Alterations Saved Policies (2007) where they seek to ensure that residential extensions are sympathetic additions.
7. I consider that the Local Plan policies referred to above are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's core principles; particularly that planning should be seeking to ensure high quality design and a good standard of amenity for all existing occupants of land and buildings.

Living Conditions

8. The appeal property lies at the end of a staggered terrace. Nos 22 and 24 The Tene have front elevations in line, but No. 26 has a set-back frontage. No. 24 has a two-storey flat roof rear extension which is to a lesser depth and lesser height than the existing rear extension on the appeal property. The rear extension at No. 24 has a ground floor living room window and a first floor bedroom window.
9. In my opinion, the two-storey element of the proposed extension, due to its design and being set away from the adjoining side boundary, would not have an adverse impact on the living conditions of neighbours at Nos 22 and 24 The Tene, in that it would not dominate outlook from these properties.
10. The proposed extension would include a single-storey projection adjacent to the boundary with the adjoining dwelling at No. 24 The Tene. The side boundary between the appeal property and No. 24 The Tene comprises a high close boarded fence and hedging. The proposed single-storey element would primarily be seen at oblique angles from windows and this would be of primarily the sloping roof above the boundary fence and hedging. Due to the design and height of this proposed roof, I do not consider that it would appear overbearing or dominant to occupiers of both dwellings at Nos 22 and 24 The Tene.
11. In conclusion on this matter, I consider that the proposal would not have an adverse impact on the living conditions of occupiers of Nos. 22 and 24 The Tene. Thus, the proposal would accord with Saved Local Plan Policies 28 and 57 where they seek to protect the amenities of neighbours. However, in the light of the harm I have identified above, this does not justify allowing the appeal.

Conclusion

12. In reaching my conclusion, I have had regard to all matters raised, including the extent of garden that would remain and the previous Appeal Decision for a different rear extension to the property Ref: APP/X1925/D/16/3144043. I have found that the proposal would not have an adverse impact on the living conditions of neighbours at Nos. 22 and 24 The Tene. However, I have found that the proposal would have an adverse effect on the appearance of the streetscene. In my opinion, this would be so significant to dismiss the appeal.

J L Cheesley

INSPECTOR