
Appeal Decision

Site visit made on 11 July 2017

by Simon Warder MA BSc(Hons) DipUD(Dist) MRTPI

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

Decision date: 18 July 2017

Appeal Ref: APP/J1915/D/17/3174814

14 Chadwell, Ware SG12 9JY

- 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 Mrs Nicola Stuart O'Brien against the decision of East Hertfordshire District Council.
 - The application Ref 3/17/0225/HH, dated 20 September 2016, was refused by notice dated 23 March 2017.
 - The development proposed is described as 'Proposed minor amendment to previously approved scheme ref: 3/16/20150/HH for side and rear first floor extensions and loft conversion incorporating 3 no. rear dormer windows to include an additional 2 no. dormer windows to the front elevation.'
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Planning permission has been granted (application reference 3/16/2150/HH) for extensions and a loft conversion incorporating rear dormers at the appeal property. The Council's concerns are, therefore, limited to the two additional dormers now proposed in the front roof slope. I have framed the main issue accordingly.
3. The application form spells the appellant's surname 'Stuart O'Brian.' However, it is spelt Stuart-O'Brien in the appeal form and statement and I have used this spelling in the header above.

Main Issue

4. The main issue is the effect of the proposed front dormers on the character and appearance of the existing dwelling and surrounding area.

Reasons

5. The appeal property is a substantial detached dwelling which sits within a row of properties on the south side of Chadwell. Although the form and architectural style of the properties in this row varies, with the exception of No 35, none present three storey elevations to the road. No 35 has a flat roof front dormer at second floor level. However, both in terms of its appearance and position at second floor level, this dormer is at odds with the prevailing character of the area. The appellant has drawn my attention to a front dormer at No 17. Whilst the appearance of this dormer is more sympathetic to its host building than that at No 35, it is at first floor level above a garage. As such, it
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does not provide a robust justification for the proposed second floor level dormers.

6. I recognise that the proposed front dormers would be modest in size and would sit fairly comfortably within the roof slope. Nevertheless, they would be plain to see in views from a considerable length of Chadwell. I am not persuaded that the elevated position of the house, or the embankment and planting at the front of the appeal site, would restrict those views significantly.
7. Notwithstanding the isolated examples at Nos 17 and 35, front dormers are not characteristic of the area and the position of the proposed dormers at second floor level would jar with the consistent two storey front elevations of nearby dwellings. Therefore, the front dormers would have a harmful effect on the character and appearance of the existing dwelling and the surrounding area.
8. Consequently, the proposal would conflict with East Herts Local Plan Second Review 2007 (LP) Policy ENV1, which requires development to reflect local distinctiveness, and Policy ENV5 which presumes against extensions that are detrimental to the character and appearance of the dwelling and adjoining properties. Nor would the proposal accord with the design policies of the National Planning Policy Framework to the extent that they have similar aims. Although LP Policy ENV6 does not presume against roof extensions, it does require them to be appropriate to their surroundings. The appeal proposal would not meet that requirement.
9. I have had regard to the other concerns expressed locally, but none has led me to a different overall conclusion.

Conclusion

10. For the reasons set out above, the appeal should be dismissed.

Simon Warder

INSPECTOR