
Appeal Decision

Site visit made on 26 June 2017

by David Troy BSc (Hons) MA MRTPI

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

Decision date: 19 July 2017

Appeal Ref: APP/W1905/D/17/3176195
23 New Road, Broxbourne EN10 7LN

- 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 David Almond against the decision of Broxbourne Borough Council.
 - The application Ref 07/16/1296/HF, dated 23 November 2016, was refused by notice dated 27 February 2017.
 - The development proposed is a single storey rear extension, re-cladding to external elevations, roof extension and new dormers to front of roof.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension, re-cladding to external elevations, roof extension and new dormers to front of roof at 23 New Road, Broxbourne EN10 7LN in accordance with the terms of the application, Ref 07/16/1296/HF, dated 23 November 2016, subject to the conditions in the attached schedule.

Procedural Matter

2. The Council's decision notice refers to Policy DSC1 of the emerging Broxbourne Draft Local Plan 2016-2031. However, as I do not have evidence before me as to whether there have been any significant objections to the above policy and the plan is at an early stage in the plan-making process, having regard to the advice provided in the National Planning Policy Framework (the Framework)¹, I give this policy in the emerging Development Plan limited weight as a material consideration.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host property and the area.

Reasons

4. The appeal property comprises a chalet style dwelling with attached garage at the side. The property comprises of a single storey element with pitched roof at the front rising to a two storey element with dormers at the rear. The existing building is not of any architectural merit and is set back at an angle from the road behind a front garden/driveway, including a number of established trees with Tree Preservation Orders.

¹ Paragraph 216 of the National Planning Policy Framework (2012)

5. The property is located in a mature well-established residential area, typically characterised by terraced and semi-detached dwellings set back from the road. There is though some variation in the building lines, house styles, roof styles and fenestrations of the properties in the immediate vicinity of the site, including a modern contemporary style two storey timber clad dwelling adjacent to the appeal site at No. 25 New Road.
6. The proposal would entail the construction of a single storey rear extension with an angled rear wall and raising the height of the roof at the front by about 2m to form a two storey dwelling with an L shaped crowned hipped roof. New dormers would be constructed on the front and rear elevations and new front roof lights. The external finish would be predominantly with white painted render to match the existing property and timber cladding at first floor level.
7. Whilst I acknowledge the Council's objections regarding this proposal, I consider that based on the evidence before me and my observation on my site visit, the proposed roof alterations and extensions, whilst adding additional bulk would, in my view, not be out of keeping with the scale and design of the varied building styles in the immediate vicinity of the site.
8. Whilst the proposal would change the overall height and appearance of the dwelling, the use of matching materials and fenestrations would assist in integrating the proposed works with the existing dwelling and would result in a building with a more balanced and symmetrical appearance and roof design. The backdrop provided by the existing two storey dwellings at Nos. 21 and 25 New Road at the side and rear of the appeal site, would allow the proposal to achieve an appropriate degree of subordination to the host property and limit any significant adverse impacts on the street scene.
9. I therefore consider that the overall scale, design and appearance of the proposed development would not significantly detract from the architectural integrity of the host property and would be in keeping with the character and appearance of the area.
10. Consequently, I conclude that the proposal would not have a significant harmful effect on the character and appearance of the host property and the area and would not conflict with Policies H6, H8, HD13, HD14 and HD16 of the Broxbourne Local Plan Second Review 2005 and the Borough-wide Supplementary Planning Guidance (August 2004, updated 2013). These policies and guidance, amongst other things, seek to ensure that new development is of a high quality design that reflects and respects the local characteristics and the context of the surrounding area; and that scale, design and external appearance of the extensions and alterations to existing dwellings are compatible with the parent building and its wider setting.
11. In addition, the proposal would accord with the aims of the Framework that development should seek to secure a high quality of design (paragraph 17); to respect the local character (paragraph 58); and to promote or reinforce local distinctiveness (paragraph 60).

Conditions

12. I have had regard to the various planning conditions that have been suggested by the Council. In addition to the standard time limit condition, I have specified the approved plans as this provides certainty. Those conditions

requiring that the external surfaces of the development match those of the existing property, tree and hedge retention and protection are necessary in order to protect the character and appearance of the area and to ensure adequate protection for the trees and hedges on the site. Those conditions relating to all glazing in the flank elevations of the development being obscured and fixed shut up to 1.7m from finished floor level and no further windows, doors or opening being inserted on the flank elevations are necessary as they would safeguard the amenity of neighbouring properties.

Conclusion

13. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be allowed.

David Troy

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos 2034/001 Rev B, 002 Rev B, 003 Rev B, 004 Rev B, 005 Rev B, 006 Rev B, 007 Rev B and 020 Rev A.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 4) All trees and hedges within the site to be retained shall be protected by 1m high fences for the duration of the building works at a distance equivalent to not less than the crown spread from the trunk, or such other distance/means as may be agreed in writing by the Local Planning Authority. No materials or plant shall be stored, rubbish dumped, fires lit or buildings erected within this fence and no changes in ground level may be made within the spread of the tree or hedge without the prior agreement in writing of the Local Planning Authority.
- 5) That no further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted, unless the Local Planning Authority otherwise agrees in writing.
- 6) That all glazing in the flank elevations of the development hereby permitted shall be in obscured glass and fixed shut up to 1.7 metres from finished floor level and shall be maintained as such to the satisfaction of the Local Planning Authority.