



Appeal Decision

Site visit made on 5 September 2017

by I Radcliffe BSc(Hons) MRTPI MCIEH DMS

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

Decision date: 12 September 2017

Appeal Ref: APP/J1535/D/17/ 3179503

Westfleet, Riverside Avenue, Nazeing, Essex EN10 6RD

- 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 W Fagan against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/0742/17, dated 10 March 2017, was refused by notice dated 8 May 2017.
 - The development proposed is extensions and alterations to garage to form a new granny annexe.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

3. Riverside Avenue is a narrow suburban road characterised by large closely spaced detached houses, such as Westfleet, that are set back from the highway behind front gardens. A significant number of dwellings along the road, including the appeal property, have detached double garages to the front of the properties.
4. Westfleet's existing garage is little larger than is required to accommodate two cars and a low height storage area above. As a result of its limited size, it is subservient in scale and form to the house. In views of the property from the Avenue its large doors are clearly visible. Consequently, it is also legible as a garage serving the house.
5. The proposed development would increase the height and length of the garage to create a materially larger building. Owing to its position close to the front boundary of the property, its larger size would compete visually with the house and detract from its contribution to the streetscene. Furthermore, with the replacement of the garage doors with brickwork and windows, the building would be read as a small detached dwelling, rather than as an ancillary building, and so would appear at odds with the established pattern of development that characterises the area.
6. My attention has been drawn to some of the buildings to the front of houses along the Avenue which have been substantially extended. The circumstances in each proposal are likely to be different, and in any event the presence of

these buildings is not a reason, on its own, to allow unacceptable development. I have considered this appeal proposal on its own merits and have found that it would have a significant adverse effect on the streetscene for the reasons set out above.

7. For these reasons, I therefore conclude that the proposed development would unacceptably harm the character and appearance of the area, contrary to policies CP2 and DBE10 of the Epping Forest District Council Local Plan and Alterations. These policies require the protection of the character and appearance of the built environment through high quality design that respects local design features.

Other matters

8. The appellant's wife requires care and the proposed development would provide accommodation for a live in carer. Whilst I have given the appellant's personal circumstances careful consideration, I am mindful of the advice contained in Planning Practice Guidance¹ that in general planning is concerned with land use in the public interest. It is also probable that the proposed development would remain far longer than the current personal circumstances will exist for. For these reasons, I therefore find that this factor is not sufficient to outweigh the harm that would be caused to the character and appearance of the area, and the resulting conflict with the development plan.

Conclusion

9. For the reasons given above, and having regard to all other matters raised, the appeal should therefore be dismissed.

Ian Radcliffe

Inspector

¹ Paragraph 008 Reference ID 21b-008-20140306 – 'What is a material planning consideration?'