



Appeal Decision

Site visit made on 12 February 2019

by Kim Langford Tejrar LLB (Hons) BSc (Hons) PGDIP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 July 2019

Appeal Ref: APP/P1940/D/18/3215655

1 Lauderdale Road, Hunton Bridge, Kings Langley, WD4 8QA

- 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 Dr and Mrs M and J Overstolz against the decision of Three Rivers District Council.
 - The application Ref 18/1205/FUL, dated 8 June 2018, was refused by notice dated 15 August 2018.
 - The development proposed is conversion of attic space to create studio/ bedroom and shower room together with reinstatement of garden room.
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This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 23 May 2019.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in respect of this appeal is the effect of the proposal on the character of the host property and street scene.

Reasons

3. Lauderdale Road is residential in character comprising predominantly semi-detached and detached two-storey dwellings, though there are some bungalows and smaller dwellings at the opposite end of the road from the appeal site. The dwellings in Lauderdale Road vary in type and architectural style; closer to the appeal site are larger, more traditional styles of dwellings.
4. Several dwellings along the road have been extended into the roof. These extensions take a number of forms; most are box dormers protruding prominently from the roof plane, some of these are tile hung to avoid a stark contrast with the roof. Though clearly differentiated as extensions rather than original third storeys, these large box dormers clearly create visible third storeys. There are a few examples of small windows inserted into gable ends and more prominent dormers designed to appear as an architectural feature. There are examples of these more integrated roof extensions in the immediate vicinity of the appeal site. The appearance of third storeys is therefore prevalent in the street scene.

5. The appeal proposal would have several dormers which would continue up from existing features on the host property; including introducing a third storey to an existing two storey prominent bay. These dormers would integrate into the roof extension into the house to create the appearance of a three storey dwelling, rather than appearing as protrusions as do some roof extensions along Lauderdale Road. In terms of design, the integration of the roof extension better respects the attractive traditional architectural style of the host property. Since third storeys are prevalent and visible from the street, albeit some are enabled by different forms of extension, the proposed roof extension would not be out of keeping with the street scene in this respect. The prominence of the site and surrounding topography would not result in the extensions being less appropriate, as other integrated roof extensions are also highly visible.
6. The single storey extension would not follow the traditional style of the host dwelling. It is large in scale and includes a splayed wall adjoining the ground floor bay. Whilst the splayed wall does not create a cramped appearance by virtue of the spacious plot, it is not in keeping with the well-proportioned architectural detailing of the property and would diminish the appearance of the bay. The modern weatherboard cladding materials and fenestration details would jar with and diminish the traditional style of the host property, and a condition relating to materials could not overcome the poor design. As a result, of its scale, design and siting, the extension would appear as an incongruous addition with the host property and would not respect its attractive traditional character.
7. The single storey extension would be visible from both Lauderdale Road and Hunton Bridge Road, particularly during winter, despite its setback and existing boundary fencing and planting. Whilst there are examples of more modern dwellings in the vicinity, including immediately opposite on Hunton Bridge Road, the appeal proposal would have an alien appearance on the host property. The host property makes a positive contribution to the character of the area and as such, the appeal proposal would detract from the character of the area.
8. For these reasons, the appeal proposal would appear as an incongruous addition to the host property and would have an adverse impact on the character and appearance of both the host property and the surrounding area. The appeal proposal would therefore conflict with policies CP1 and CP12 of the Core Strategy 2011 and policy DM1 and Appendix 2 of the Development Management Policies LDD 2013, and planning permission should be refused accordingly.

Kim Langford Tejrar

INSPECTOR