



Appeal Decision

Site visit made on 23 July 2019

by J Davis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th July 2019

Appeal Ref: APP/J1915/D/19/3229893

33 Station Road, Watton At Stone, SG14 3SH

- 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 John Stanley against the decision of East Hertfordshire District Council.
 - The application Ref 3/19/0325/HH, dated 11 February 2019, was refused by notice dated 11 April 2019.
 - The development proposed is described as 'Proposed two storey extension to the rear of 33 Station Road, Watton at Stone'.
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Decision

1. The appeal is allowed and planning permission is granted for a Proposed two storey extension to the rear of 33 Station Road, Watton at Stone at 33 Station Road, Watton At Stone, SG14 3SH in accordance with the terms of the application, Ref 3/19/0325/HH, dated 11 February 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, EL-002 00 (Proposed Elevations), GA-003 00 (Proposed Ground Floor Layout), GA-004 00 (Proposed First Floor Layout).

Main Issues

2. The main issues are:
 - The effect of the proposed development on the character and appearance of the host dwelling and the surrounding area;
 - The effect of the proposed development on the living conditions of the occupiers of 31 and 35 Station Road, with particular regard to light and outlook.

Reasons

Character and appearance

3. The proposal is for a part single storey, part two storey extension to the rear of 33 Station Road, together with the insertion of windows at ground and first floor level.
4. 33 Station Road is a mid-terraced dwelling. The proposed two storey element of the extension would be set in from the side boundaries of the site and would have a width of about 3.88 metres and a depth of about 3m. It would have a hipped roof design with a ridge height which is significantly lower than that of the host property. As such, it would appear as an addition to the dwelling and would be sufficiently subservient to it in appearance.
5. The design of the proposed extension is similar to an existing two storey extension to the neighbouring dwelling, 31 Station Road and also similar in its design approach to the two storey rear projection at 37A Station Road, at the end of the same terrace. Whilst the proposed two storey extension would be sited more centrally on the rear elevation of the dwelling, it would nonetheless be appropriate in terms of its size, scale, siting and design in relation to the host property and the terrace overall.
6. Some views of the proposed development, particularly the roof structure, would be obtainable from Glebe Close and from the garage courtyard to the rear of the property. The proposed extension would be seen in the context of the other two storey rear projections on the same terrace which are of a similar design and the extension would not appear unduly prominent or awkward in terms of its design. Accordingly, the proposal would not result in harm to the character and appearance of the street scene or surrounding area.
7. In conclusion, the proposal would not have a harmful effect on the character and appearance of the host property or the surrounding area. It would comply with policies HOU11 and DES4 of the East Herts District Plan 2018 which together seek extensions to be of a high standard of design and to be appropriate to the character, appearance and siting of the existing dwelling and surrounding area.

Living conditions

8. The proposed single storey element of the extension would extend out to the boundary of the site with No 31 Station Road. However, the two storey part of the extension would be set in from this side boundary by about 1.58m. No 31 has been extended to the rear by a similar depth at two storey level, and this extension is similarly set in from the side boundary with the appeal site. An existing relatively high outbuilding to the rear of No 31 already has an impact on the amount of light received by the ground floor windows on its rear elevation. Given the existing situation and the intervening distance between the proposed extension to No 33 and the existing extension at No 31, the proposed development would not result in a significant tunnelling effect, or adversely affect the outlook from the rear of No 31. Furthermore, having regard to the set back of the two storey extension from the side boundary with No 31, there would be no harmful loss of outlook or light to first floor windows on the rear of the dwelling.

9. The proposed two storey extension would be set in from the boundary with 35 Station Road by 0.52m. No 35 has a conservatory to the rear, close to the boundary with the appeal site and the proposed extension would not adversely affect any windows on the ground floor of No 35. Given that the proposed extension would be set in from the boundary with No 35 and having regard to its depth of around 3m and hipped roof design, it would not have a significant impact on the amount of light received by first floor windows on the rear of No 35, or on outlook from that property.
10. Whilst the proposed new windows to be inserted at ground floor and first floor level would be somewhat compromised by the extension, these only serve non-habitable rooms and the proposal is acceptable in this respect.
11. For the reasons set out above, the proposed extension would not materially harm the living conditions of the occupiers of 31 or 35 Station Road with particular regard to light and outlook and the proposal would accord with Policy DES4 of the East Herts District Local Plan 2018 insofar as it seeks to avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties.

Conditions and Conclusion

12. Having regard to all other matters raised, it is concluded that the appeal should succeed and planning permission should be granted subject to conditions. I have imposed a condition requiring the extension to be constructed in matching materials to ensure a satisfactory external appearance. The approved plans condition is imposed for clarity.

J Davis

INSPECTOR