



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/J1535/D/19/3228427

Sunnycroft, Loughton Lane, Theydon Bois, Epping, CM16 7JY

- 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 James Oliver against the decision of Epping Forest District Council.
 - The application Ref EPF/0074/19, dated 19 December 2018, was refused by notice dated 6 March 2019.
 - The development proposed is described as 'Proposed Loft Conversion raising the ridge of the existing bungalow allowing for bedrooms on the first floor. Proposed Rear and Front Extension'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. Sunnycroft is a detached bungalow with a hipped roof. The surrounding area is mixed in character and appearance, comprising of both two storey dwellings and bungalows, of varying styles and designs. Both hipped roof and gabled roof forms are evident in the street scene along Loughton Lane.
4. The proposed development would involve raising the roof of the dwelling to allow for bedrooms on the first floor along with front and rear extensions. The increased height of the dwelling and the dormer windows to the front and rear would not appear out of keeping with the area which is mixed in character and appearance.
5. However, the proposed roof form, with a half-hip and a substantial flat top roof would be at odds with the character and appearance of the host dwelling, which has a conventional hipped roof design. The roof form would be particularly evident from the side elevations due to the overall size and depth of the flat top section and the absence of any pitched roof element to disguise it. The proposed roof would have a rather 'top-heavy' appearance and would appear as an unduly prominent, bulky and incongruous feature and accordingly, would fail to complement the character and appearance of the host dwelling.

6. Whilst I acknowledge the screening along the boundary with Archdale and the general alignment of the neighbouring dwellings, views of the side elevation of the dwelling and the substantial flat top roof design would nonetheless be obtainable from Loughton Lane. The proposed roof form would appear incongruous and visually prominent and as a result, would harm the character and appearance of the surrounding area.
7. I acknowledge that the surrounding area is mixed in character and appearance and that a number of large two storey dwellings have recently been constructed. However, these dwellings display more conventional hipped or gabled roofs which are in keeping with the character and appearance of the street scene.
8. In conclusion, the proposed extension would result in harm to the character and appearance of the host dwelling and surrounding area. As such, the proposal would be contrary to Policy DBE10 of the Adopted Epping Forest District Local Plan and Alterations where it seeks to ensure that residential extensions complement and, where appropriate enhance the appearance of the streetscene and existing building. It would also conflict with the National Planning Policy Framework (2019) as it would not be of a high quality design and would not add to the overall quality of the area.
9. I have been referred to emerging Policy DM9 of the Epping Forest District Local Plan (Submission Version) 2017. As this may be subject to future amendment, I have only attributed this policy moderate weight in my determination of this appeal.

Conclusion

10. Accordingly, for the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

J Davis

INSPECTOR