



Appeal Decision

Site visit made on 19 August 2019

by R Bartlett PGDip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 September 2019

Appeal Ref: APP/J1535/D/19/3231817 62 The Crescent, Loughton, IG10 4PU

- 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 S Frost against the decision of Epping Forest District Council.
 - The application Ref EPF/0332/19, dated 5 February 2019, was refused by notice dated 1 April 2019.
 - The development proposed is a single storey rear extension, two storey side extension and first floor extension with pitched roof and rooms in roof void. Proposed cross overs and hard landscaping.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension, two storey side extension and first floor extension with pitched roof and rooms in roof void together with proposed cross overs and hard landscaping at 62 The Crescent, Laughton, IG10 4PU, in accordance with the terms of the application, Ref EPF/0332/19, dated 5 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 development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos 01/62/19, 02/62/19, 03/62/19 and 04/62/19.
 - 3) The external materials of the development hereby approved shall be those detailed on the application form and approved drawings unless otherwise agreed in writing by the local planning authority.

Main Issue

2. The main issue is the loss of the property as a single storey bungalow.

Reasons

3. The appeal site comprises a detached bungalow, which is situated between 2no, two-storey houses. The Crescent is a long street, comprising a mixture of houses and bungalows. I noted on my site visit that many of the bungalows in the area have been converted into two-storey properties by utilising the roof space. There is no evidence before me to suggest that the appeal property could not also be altered in this way under permitted development rights, resulting in the loss of the property as a single storey bungalow.

4. The Local Planning Authority has referred in its decision notice to Policy H1 of the Epping Forest District Local Plan submission version (2017). As this policy may be subject to unresolved objections and future modification, I have attributed it limited weight in my determination of this appeal. Moreover, this policy appears to me, to relate to new dwellings, as opposed to the alteration and extension of existing dwellings.
5. It is evident from the plans before me that an en-suite bedroom is proposed at ground floor level and that there would be space for a second ground floor bedroom should such a need arise for future residents. Therefore, whilst the development would result in the loss of a small bungalow, the larger dwelling created by the extensions and alterations could accommodate a family requiring space for relatives that are elderly and/or have other specialist or accessibility needs.

Conclusion and Conditions

6. For the reasons given above, I conclude that the development would not conflict with an adopted development plan or the National Planning Policy Framework. The appeal is therefore allowed.
7. I have imposed the standard time limit condition together with a condition listing the approved plans for the avoidance of doubt. The existing dwelling is white painted render with Rosemary plain clay tiles. Surrounding dwellings are a mixture of materials with many properties having rendered finishes and new roof tiles. As the roof is to be replaced entirely, a matching materials condition is not necessary. The materials proposed on the drawings and forms are rendered walls and plain roof tiles. In my view these materials would be appropriate in this location and as such I have imposed a condition requiring the development to be completed using the materials on the approved drawings in the interests of preserving the character and appearance of the area.

Rachael Bartlett

INSPECTOR