
Appeal Decision

Site visit made on 27 November 2019

by J Bowyer BSc(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3rd December 2019

Appeal Ref: APP/N1540/D/19/3236081
147 Doulton Close, Harlow, Essex CM17 9RL

- 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 D Castle against the decision of Harlow District Council.
 - The application Ref HW/HSE/19/00206, dated 29 May 2019, was refused by notice dated 3 July 2019.
 - The development proposed is the erection of a single storey wrap-around extension.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey wrap-around extension at 147 Doulton Close, Harlow, Essex CM17 9RL in accordance with the terms of the application, Ref HW/HSE/19/00206, dated 29 May 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: BL/DRG/200219/01, BL/DRG/200219/02, BL/DRG/200219/03 and BL/DRG/200219/04.
 - 3) 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.

Procedural Matter

2. The Council have noted that first floor windows to the appeal property are not accurately shown on the plans. However this does not affect the development applied for or its assessment, and I have determined the appeal on the basis of the plans insofar as they relate to the proposed development.

Main Issue

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

Reasons

4. Doulton Close is made up of a series of branched cul-de-sacs hosting an irregular layout of terraced, semi-detached and detached dwellings. These vary in their scale and detailed designs, but are characterised by pitched roof forms and brick or rendered finishes. Gardens are typically provided to the rear of dwellings. Although apparent from the street scene across corner plots, in

many cases there are assorted extensions and outbuildings visible within the gardens and views are towards a backdrop of development behind. Together with the fairly limited size of the gardens and spacing around dwellings, this gives a relatively tight-knit character to the area.

5. 147 Doulton Close is an end-terrace dwelling positioned on a corner plot. The boundary with the street to the side of the dwelling is curved and results in an irregular site which increases in width towards the rear.
6. Saved Policy BE1 of the Replacement Harlow Local Plan 2006 (RHLP) requires development which relates to its setting to strengthen, enhance, protect or create local character and which has an appropriate visual relationship with the surrounding area. It also advises that design should be specific to a site and its context, respecting whilst not necessarily replicating local characteristics.
7. I acknowledge that the splayed design of the extension which would generally widen towards the rear would be somewhat unusual. However, while the profile would not follow the curved site boundary exactly, it would nevertheless respond to the nature of the appeal site as it widens towards the rear. Moreover, the difference in alignment is not so pronounced that the visual relationship between the extension and the boundary would be jarring or discordant.
8. The development would be no deeper than the adjacent extension at 146 Doulton Close. It would also be set back from the front of the dwelling. Given this and the height of the roof which would be set down providing for visual separation to the first floor windows, the extension would not add excessive bulk and would be a proportionate and subordinate addition. Furthermore, as a result of the space to the side of the dwelling, the appeal property benefits from a larger plot than other dwellings within the terrace. Separation would be maintained to the rear of the extension and to the boundary with Doulton Close. Accordingly, the development would sit comfortably within the plot and would not appear unduly cramped or dominant with regard to either the appeal site or host dwelling.
9. While there would be potential views from the street scene, for the most part the development would be obscured by the existing boundary treatment on the site. I also note that other extensions and outbuildings which are already present to the rear of dwellings on Doulton Close are of varying designs and scales. Given the spacing around the development and its single storey nature, it would not therefore appear unduly prominent within the street scene.
10. For all of these reasons I conclude that the development would not appear incongruous or result in harm to the street scene or detract from the qualities of the locality. Subject to the use of materials to match the host dwelling which can be secured by condition, the proposal would respond appropriately to the context of the site and I find no conflict with saved Policy BE1 of the RHLP.

Conclusion

11. For the reasons given above, I conclude that the appeal should be allowed.

J Bowyer

INSPECTOR