
Appeal Decision

Site visit made on 7 January 2020 by Emma Worby BSc (Hons) MSc

Decision by Andrew Owen BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 February 2020

Appeal Ref: APP/W1905/D/19/3237377

3 The Brambles, Crossbrook Street, Cheshunt EN8 8JD

- 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 Colin Pereira against the decision of Broxbourne Borough Council.
 - The application Ref 07/19/0515/HF, dated 8 June 2019, was refused by notice dated 1 August 2019.
 - The development proposed is a loft conversion.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeals Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue in the appeal is the effect of the development on the character and appearance of the host dwelling and the surrounding area.

Reasons for the Recommendation

4. The appeal property is a detached single storey dwelling comprising one of three properties located in a cul-de-sac known as The Brambles behind dwellings on Crossbrook Street. The proposal would provide first floor accommodation within the existing loft space and includes a front and rear box dormer as well as a number of roof lights.
5. As the appeal site is located within a cul-de-sac it would not be visible from the main road and therefore would have no visual impact on the main streetscene. However, the proposed dormers would cover a large proportion of the existing roof and, due to their bulky appearance and significant size, would have a harmful impact on the appearance of the host dwelling. In particular, the face of the dormer on the front elevation would be similar in height and width to the front elevation of the existing dwelling below and so would result in the front of the house appearing as a two-storey property, which would not be subordinate to the original dwelling.
6. Although dormer windows may be common additions to properties within urban environments, such as the appeal site, in this case they would be out of

keeping with the two other dwellings within The Brambles. These neighbouring properties are not uniform in appearance, due to previous extensions which have been undertaken. However, they are both distinctly bungalows and therefore the resultant two-storey appearance of the appeal property would appear incongruous in this context and would detract from the low-rise nature of this group of dwellings.

7. Therefore, the proposed development would have a harmful impact on the character and appearance of the host dwelling and surrounding area and would be contrary to Policies H6, HD14 and HD16 of the Borough of Broxbourne Local Plan Second Review (2005) which collectively seek to provide a high standard of design which is compatible with the parent building, not visually detrimental to the amenity of the wider area, and reflects and relates to local characteristics.

Conclusions and Recommendation

8. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is dismissed.

Emma Worby

APPEALS PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and the Appeals Planning Officer's report and on that basis the appeal is dismissed.

Andrew Owen

INSPECTOR