
Appeal Decision

Site visit made on 10 March 2020

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 March 2020

Appeal Ref: APP/J1535/D/19/3242999

48 Harwater Drive, Loughton IG10 1LW

- 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 Rampton against the decision of Epping Forest District Council.
 - The application Ref EPF/1767/19, dated 17 July 2019, was refused by notice dated 15 October 2019.
 - The development proposed is two storey side, single storey rear and front extensions.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the existing dwelling and the street scene.

Reasons

3. The appeal property forms one side of a pair of semi-detached houses, which are designed with hipped front projections and cat-slide features on the front elevation. Nos 46 and 48 Harwater Drive have both had hip to gable roof extensions and rear dormers. Whilst No 48 has a higher land level than No 46 due to the gradient of the road, the architectural features and proportions of the semi-detached pair provides a balanced appearance.
4. The proposed extension would be level with the front wall of the existing hipped front projection. The massing of the resultant front elevation would appear bulky due to the continuous flush front wall, which would extend to the side of the existing first floor, and the provision of a flat section of roof. The proposal would not integrate well with the form and proportions of the existing dwelling.
5. Taking into account the bulkiness of the proposed development and the removal of the original catslide feature, it would unbalance the design and form of the semi-detached pair of houses comprising Nos 46 and 48. I note the appellants statement that a metal strip would replicate the catslide roof, however this would look unusual and would not sufficiently break up the bulk of the proposed extension. Furthermore, whilst the pitched design of the side extension would maintain visual separation with No 50, the front elevation of the extended dwelling would nevertheless appear bulky.

6. The appellant has drawn my attention to a number of other extensions and alterations to properties located near to No 48. I acknowledge that the street scene includes semi-detached houses of varied design types and that some properties have extensions that have unbalanced the original building. However, details of the planning history and circumstances of the developments highlighted are not before me. In any event, the fact that such extensions may have been permitted is not, in itself, a reason to allow unacceptable development. I have determined the appeal before me on its own planning merits.
7. For the above reasons, I conclude that the proposal would be harmful to the character and appearance of the existing dwelling and the street scene. The proposal would therefore be contrary to Policies CP2 and DBE10 of the Epping Forest District Local Plan Alterations July 2006, which seek to maintain the quality of the built environment with development which complements the appearance of the existing dwelling and the street scene. In addition, I have been referred to Policy DM9 of the Epping Forest District Local Plan Submission Version 2017 which has similar objectives. There would therefore be conflict with this emerging policy. The proposal would also be contrary to paragraph 127 of the National Planning Policy Framework, which, amongst other things, seeks to ensure that developments are visually attractive and sympathetic to local character.
8. I note that no objections to the proposed development were received from any owners or occupiers of properties nearby, however this does not outweigh the harm that I have identified.

Conclusion

9. For the reasons given above, and having had regard to all other matters raised, I conclude that the appeal should be dismissed.

C Osgathorp

INSPECTOR