



Appeal Decision

Site Visit made on 14 January 2020

by Edward Cousins BA, BL, LLM, Barrister

an Inspector appointed by the Secretary of State

Decision date: 24 March 2020

Appeal Ref: APP/Y1945/D/19/3238480

49 Sandringham Road, Watford, WD24 7AY

- 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 Adrian Betkowski against the decision of Watford Borough Council to grant planning consent.
 - The application Ref 19/00831/FULH, dated 16th July 2019, was refused by notice dated 11th September 2019.
 - The development proposed is for the erection of a two storey side extension to 49 Sandringham Road ('the Property').
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The Property already has the benefit of an approved single storey side and rear wrap-around extension (REF 09/00411/FULH).

Main Issue

3. The effect of the development on the character and appearance of the area.

Reasons

Character and appearance

4. The Property is a two storey semi-detached dwelling house, together with loft accommodation, situated on the west side of Sandringham Road. The proposed development involves the formation of an extension to the side of the Property adjoining the neighbouring property at No 47 Sandringham Road so as to enable the erection of a new staircase to service the loft accommodation.
5. However, the proposed development does not respect the character and scale of the host building and is not subordinated to it, for the following reasons:

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- (i) The Property already has been enlarged by virtue of the combination of Permitted Development and Full Plans applications. The result is that the Property already has the benefit of a single storey side extension, single storey rear extension, hip to gable loft conversion, a front bay window roof, and changes to fenestration doors and externally insulated render to the existing facades.
 - (ii) I consider that the proposed development to add a further two-storey side extension to be erected on top of the existing single storey side extension would be wholly inappropriate in the circumstances as it would have a cumulative negative impact on the character and scale of the host building.
6. Also, in my judgment, by reason of its siting, its mass and its close proximity, the proposed development overwhelms and fails to respect the integrity of the relationship between it and No 47 Sandringham Road.
7. Further, the proposed development is out of harmony with the scale and character of the properties within the street as a whole.
8. In addition, it would be detrimental to the character and appearance of the streetscene. As a consequence, the proposed development is contrary to Policy UD1 of the Watford Local Plan Core Strategy 2006-31 (Delivering High Quality Design), and paragraphs 8.2(Harmony with the Host Building), and 8.3 (Respecting the Streetscene) of the Residential Design Guide 2016.

Conclusion

9. Therefore, for the reasons set out above I conclude that the appeal should be dismissed.

Edward Cousins

INSPECTOR