



---

## Appeal Decision

Site visit made on 11 August 2020

by **S Hunt BA (Hons) MA MRTPI**

Inspector appointed by the Secretary of State

Decision date: 21 August 2020

---

**Appeal Ref: APP/J1915/D/20/3248321**

**Pear Tree Wood, Wyddial, Buntingford, Herts SG9 0EL**

- 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 A.J. Emery against the decision of East Hertfordshire District Council.
  - The application Ref 3/20/0004/HH, dated 1 January 2020, was refused by notice dated 24 February 2020.
  - The development proposed is described as 'Raising the external walls of the two north and eastern arms of the building to below the height of that already approved for the entrance feature, allowing for rooms at first floor level partially within the new roof space. Also incorporating other elements previously approved under planning ref. 3/19/0342/HH on which work has already started'.
- 

### Decision

1. The appeal is allowed and planning permission is granted for Erection of 1.5 side and link extensions, increase of roof height to 1.5 storeys, 2 storey porch and single storey side extension at Pear Tree Wood, Wyddial, Buntingford, Herts SG9 0EL in accordance with the terms of the application, Ref 3/20/0004/HH, dated 1 January 2020, 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 approved plans listed below :

|                        |                  |
|------------------------|------------------|
| Location and Site Plan | 1813:19 B        |
| Floor Plans            | 1813:23B and 24B |
| Elevations             | 1813:25C and 26C |

### Procedural Matter

2. The banner heading above sets out the description on the application form. I have determined the appeal using the description which is set out on the appeal form and the Council's decision notice as this more accurately and succinctly describes the development.

### Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the existing property and the surrounding area.

## Reasons

4. The appeal site comprises a detached dwelling and outbuildings set within a large landscaped plot within open countryside to the edge of the village of Wyddial, defined in East Herts District Plan 2018 (EHDP) Policy GBR2 as 'Rural Area Beyond the Green Belt'. The existing property comprises four separate buildings; a 'U' shape of three converted former agricultural buildings together with a triple garage. The current buildings retain a modest barn-like character. It is proposed to extend the three former agricultural buildings so they link together as one single building, to increase the roof heights, construct a porch with glazed landing above, and to erect a single storey side extension.
5. The proposed extensions would more than double the floor space of the dwelling, and would provide first floor accommodation, and consequently the extensions would not be subservient to the existing dwelling. This is not necessarily harmful. I have taken account of the previous planning history of the site where a range of extensions and alterations have previously been granted planning permission and the footings of the link extensions are already in place. This provides a fallback position which has a significant possibility of being fully implemented if the current proposals are not permitted. The principal change in the plans over and above the most recent approval is the proposed increase in height to create rooms within the roof space.
6. The resultant dwelling would still be relatively low level, with first floor accommodation within the roof space lit primarily by rooflights. The design of the dwelling would continue the simple barn-like appearance of the original buildings, with black weather boarded walls under a slate roof which are materials typically seen in the local area. The U-shaped single building would respect the layout of the former agricultural buildings on the site as indicated on the Ordnance Survey plan. Consequently I do not find the design of the proposed development objectionable, nor do I find the scale and massing of the building to cause harm to the existing property. The site is surrounded by mature trees and is well screened within the wider landscape, including from the nearby public rights of way. It is distanced from the main body of the village, and there is no interrelationship with any other nearby buildings. As such there would be no harm to the character and appearance of the locality.
7. In conclusion, whilst the extensions are not subservient, the proposed development would not have a detrimental effect on the character and appearance of the existing property nor the surrounding area. It would comply with EHDP Policies GBR2, HOU11 and DES4 which are supportive of extensions and alterations where they are of a high standard of design and are compatible with the character and appearance of the existing building and the surrounding area. I also find the proposals to be in general conformity with section 12 of the National Planning Policy Framework in terms of achieving well designed places.

## Conclusion

8. For the reasons above I conclude that the appeal should be allowed.

*S Hunt*

Inspector