
Appeal Decision

Site visit made on 11 August 2020

by Paul Thompson DipTRP MAUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 August 2020

Appeal Ref: APP/C1570/D/20/3252480

12 Cooper Smith Road, Takeley CM22 6FS

- 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 & Mrs Tim Whyman (Azure Architecture) against the decision of Uttlesford District Council.
 - The application Ref UTT/20/0656/HHF, dated 15 March 2020, was refused by notice dated 12 May 2020.
 - The development proposed is single storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for single storey side extension at 12 Cooper Smith Road, Takeley CM22 6FS in accordance with the terms of the application, Ref UTT/20/0656/HHF, dated 15 March 2020, subject to the following conditions: -
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: AZ/CSR12/PL/001, AZ/CSR12/PL/002 and AZ/CSR12/PL/003.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. AZ/CSR12/PL/003.

Procedural Matter

2. The Decision Notice refers to a two-storey extension, however, as outlined in the Banner Heading above, the proposal is for a single storey side extension. I have therefore determined the appeal on this basis.

Main Issue

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

Reasons

4. The appeal concerns an area of garden to the southern side of a two-storey detached house situated on the corner of Cooper Smith Road, opposite the junction with Godfrey Crescent. The site is situated within a modern development of houses, the design of which vary in terms of their relationship with the street frontage, scale, form and materials of construction. In terms of the latter, the appeal property is of yellow brick and grey roof tiles but shares a

garage with No 14, which is constructed of red brick and tiles. The other houses nearby also utilise a variety of brick tones, hung tiles and weatherboard cladding.

5. The garden of the appeal property is primarily to its rear but also incorporates a narrower strip to the south of the house. This is separated from the footway at the front and side of the house by planting and a vertical close-boarded fence, which is set back behind the front façade of the house. Due to the layout of the wider housing development, this arrangement is repeated at several other corner properties.
6. These stated features make a positive contribution to the character and appearance of the area.
7. There are currently no extensions of the nature proposed within the modern development of houses, however, the transition from the scale of the existing house to the proposed extension would be similar to the variation in scale evident through the relationship of two-storey houses with bungalows and garages nearby. Part of the flank wall and roof of the house would also remain visible above the roof of the proposal. Like the existing fenced enclosure, the proposed extension would also be set back from the front façade of the house, which would ensure that the existing front façade of the house remains the visually prominent element of the house. The existing house would therefore remain the dominant form of development within the site.
8. The materials of construction for the proposal would contrast with those of the existing house but would ensure that the extension appears subservient to it, whilst also being complementary to the other houses within the surrounding area. In particular, weatherboarding is featured on Nos 15-17 opposite. Similarly, the proposal would introduce additional windowing which would add visual interest and provide further surveillance of the street.
9. The site may be identified outside the development limits of Takeley in the Uttlesford Local Plan¹ (the LP), so is within the countryside. However, time has clearly moved on given the current surroundings of the site. As such, the effect of the proposal would be contained within its immediate surroundings.
10. Although the proposal would be sited within a prominent location and would alter the south and east façades of the house, I conclude that the proposed development would not have a harmful effect on the character and appearance of the existing house and the surrounding settlement. Hence, the proposal would accord with Policies GEN2, H8 and S7 of the LP which, amongst other things, seek to ensure that the appearance of development protects or enhances the particular character of the part of the countryside within which it is set and is compatible with the scale, form, layout, appearance and materials of the original and surrounding buildings.

Conditions

11. In addition to the standard time limit for the appeal, in the interests of clarity and the character and appearance of the existing house, I have specified the approved plans, including that the materials should be as referred to on the plans.

¹ Adopted January 2005.

Conclusion

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

Paul Thompson

INSPECTOR