

Appeal Decision

Site visit made on 20 August 2020

by Jameson Bridgwater PGDipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th September 2020

Appeal Ref: APP/J1915/D/20/3251216

2 Middle Farm Cottages, Cottered Road, Throcking SG9 9RN

- 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 Jason Ball against the decision of East Herts District Council.
 - The application Ref 3/20/0027/HH was refused by notice dated 16 April 2020.
 - The development proposed is described as 'two storey side and rear extension'.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of two storey side and rear extension at 2 Middle Farm Cottages, Cottered Road, Throcking SG9 9RN in accordance with the terms of the application, Ref 3/20/0027/HH, dated 8 January 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: Sheet 1 of 2 (Floor/Elevation - Existing and Proposed) and Sheet 2 of 2 (Location and Site Plan).
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main issue

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

Reasons

3. The appeal property is one of four semi-detached dwellings that form Middle Farm Cottages. They are of a simple and traditional design that is in keeping with its rural surroundings. Three of the four cottages in the grouping have already been extended.
4. I have carefully considered the Council's representations that the proposed extension would not be subservient to the host dwelling and would therefore appear unduly prominent. However, from my site visit observations and the evidence before me I consider that the proposed extension would relate well to both the street scene and the host property in this site specific context. Whilst, the proposed side extension would be slightly wider than the existing extensions on the other three cottages it would not be to a extent that would

mean that the proposal would be disproportionate in relation to the host dwelling nor would it materially unbalance the cohesive symmetry of the pair of dwellings it is part of. Moreover, the overall height and design of the rear extension and in particular its roof form would ensure that the original rural scale and proportion of the cottage would still be architecturally legible. Consequently, as a whole the proposal would be subordinate to the design and scale of the host dwelling, therefore respecting its character.

5. Having come to the conclusions above, the proposed two storey side and rear extension would not result in material harm to the character and appearance of the dwelling and the street scene, due to the proposal being of a domestic scale and design that relates positively to the host dwelling and rural character of the area. The proposal is therefore consistent with Policies GBR2, DES4 and HOU11 of the East Herts District Plan 2018. These policies seek amongst other things to ensure that extensions or alterations exhibit a high standard of design and respect local character.

Conditions and conclusion

6. In addition to the standard implementation condition, it is necessary for the avoidance of doubt, to define the plans with which the scheme should accord. To ensure the satisfactory appearance of the scheme it is necessary for materials used in the development to match those used in the existing building.
7. For the above reasons and having regard to all other matters raised I conclude that the appeal should be allowed.

Jameson Bridgwater

INSPECTOR