
Appeal Decision

Site visit made on 9 September 2020

by David Troy BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd September 2020

Appeal Ref: APP/Y1945/D/20/3248830

2 Hare Crescent, Watford WD25 7EE

- 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 Adam Gore against the decision of Watford Borough Council.
 - The application Ref 19/01220/FULH, dated 19 October 2019, was refused by notice dated 18 December 2019.
 - The development proposed is a single storey side extension to create granny annex.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension to create granny annex at 2 Hare Crescent, Watford WD25 7EE in accordance with the terms of the application, Ref 19/01220/FULH, dated 19 October 2019, 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: 100 Rev A and 101 Rev A.
 - 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 host property and the area.

Reasons

3. The appeal property is a two storey semi-detached dwelling with a car port attached to the side and a single storey pitched roof extension and garage at the rear. It is located in a mature well-established residential area, typically characterised by detached and semi-detached properties set back from the road behind a front garden/driveway. A number of the dwellings have front porches and single storey extensions of varying styles and designs that generally appear as clearly subordinate to the dwellings.
4. The proposal would entail the demolition of the existing car port and garage and the construction of a single storey flat roofed side extension to create a granny annex. The side extension would be set in from the common shared

rear boundary with the adjacent properties at Nos. 302 and 304 High Road (Nos. 302 and 304). It would be separated from the gardens at the rear of the adjacent properties by a high close boarded fence/mature vegetation running between the properties and the existing garage at the rear of No. 304. The proposal would also involve the construction of a front porch that would extend out about 1.2m from the front of the property with a mono-pitched tiled roof.

5. The appeal property is on a relatively spacious plot and as such the extension would not appear overlarge, relative to the overall plot size. Given the site's location, the proposed extension would only be visible over short distances when passing the site and would be largely screened by the proposed mono-pitched roof at the front and the adjacent garage and boundary treatment at the side. It would be seen in the context of the current varied architectural styles of the existing extensions and alterations at the appeal property and the surrounding properties.
6. Against this backdrop, the scale, form and design of the proposed extension would not appear significantly out of place or excessive in relation to the built form of the host property. The overall scale and proportions of the proposed side extension, set in, together with the use of matching materials and fenestrations would ensure the proposal would sit relatively unobtrusively against the two storey form of the main property. The proposal would therefore achieve an appropriate degree of subordination to the host property and as such would limit any significant adverse impacts on the street scene.
7. Consequently, I conclude that the proposal would not have a harmful effect on the character and appearance of the host property and the area. It would be consistent with the overall aims of Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2013 and the Council's Residential Design Guide 2016. These policies and guidance, amongst other things, seek to ensure that development and residential extensions are of a high quality design that complement the host property and respect and enhance the local character of the area. The proposal would accord with the National Planning Policy Framework (the Framework) that developments should seek to secure a high quality of design (paragraph 124) that are sympathetic to the local character (paragraph 127).

Conditions

8. Having regard to the Framework, and in particular paragraph 55, I have considered the conditions suggested by the Council. In addition to the standard time limit condition, I have specified the approved plans as this provides certainty. In order to protect the character and appearance of the area, I have also imposed a condition requiring that the external surfaces of the development match those of the existing property.

Conclusion

9. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be allowed.

David Troy

INSPECTOR