
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: 23 September 2020.

Appeal Ref: APP/Y1945/D/20/3250763

59 Gladstone Road, Watford WD17 2RA

- 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 B Dulo of Kubrat Estate Ltd against the decision of Watford Borough Council.
 - The application Ref 19/01430/FULH, dated 10 December 2019, was refused by notice dated 3 February 2020.
 - The development proposed is a two storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey rear extension at 59 Gladstone Road, Watford WD17 2RA in accordance with the terms of the application, Ref 19/01430/FULH, dated 10 December 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: GladstoneRd-59-03, GladstoneRd-59-12, GladstoneRd-59-13, GladstoneRd-59-14 and GladstoneRd-59-20.
 - 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 Issues

2. The main issues are the effect of the development on
 - (i) the character and appearance of the host property and the area; and
 - (ii) the living conditions of the occupiers of the neighbouring property at No. 61 Gladstone Road with particular regard to light, privacy and outlook.

Reasons

Character and appearance

3. The appeal property consists of a two storey end terrace dwelling with a basement and loft conversion with a dormer roof extension at the rear. The property is located on a relatively narrow spacious plot in a mature well-

established residential area, typically characterised by terraced and semi-detached properties set back from the road behind a small front garden.

4. I observed on my site visit that a number of the adjacent properties had single storey and two storey extensions projecting out from the rear of the buildings. The rear of the appeal property is dominated by a recently approved part single storey and part two storey flat roofed extension, that is currently under construction, that projects out about 3.0m from the rear and across the full width of the house¹. As a result the original rhythm and harmony of the rear elevation of the terrace has been significantly eroded.
5. The appeal proposal seeks to modify the single storey element of the recently approved two storey rear extension. The new single storey flat roofed extension would project about by an additional 1.8m from the rear elevation of the single storey extension, extending across the width of the house and set back from the boundary fences within the rear enclosed garden. The proposal would be seen in the context of the current varied architectural styles at the rear of the host property and the surrounding properties.
6. Against this backdrop, the scale, form and siting of the two storey extension does not look significantly out of place or excessive in relation to the built form of the host property and the adjacent properties. The modest overall scale and proportions of the extension together with use of matching materials and fenestrations would ensure the development sits relatively unobtrusively against the built form of the host property. The development would therefore achieve an appropriate degree of subordination to the host property and as such would not detract from the architectural integrity of the host property. In addition, the development would not be visible from the road at the front and as such would not adversely impact on the street scene in the surrounding area.
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 Policy UD1 of the Watford Local Plan Core Strategy 2013 and the Council's Residential Design Guide 2016. This policy 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.

Living conditions of the occupiers of the neighbouring property

8. The proposed extension would be located adjacent to the rear elevation of the adjoining terraced property at No. 61 Gladstone Road (No. 61). The extension would be set back from the side boundary with No. 61 to the north of the site and is separated from the rooms, conservatory and garden at the rear of the adjacent property by a fence running between the properties. The proposal would involve the erection of a new close boundary fence measuring about 1.8m along the common shared boundary between the properties.
9. Whilst I accept that there is some impact from the development, given the overall height and design of the extension, set back, together with the boundary treatment, the separation distance between the properties and the

¹ 20/00174/FULH

orientation of the buildings, I consider that the extension would not result in significant loss of light to the main habitable rooms, conservatory and garden at the rear of No. 61, nor result in significant overlooking or harm to the privacy of the occupiers in the rooms and garden at the rear of the adjacent property. The neighbouring property is already overlooked from the existing windows and garden area at the rear of No. 59. As such, I consider the relationship between the new extension and the adjacent property would not be significantly different to the existing situation on the site and would not warrant dismissal of the appeal on these grounds.

10. Given the proposed design and layout of the development and the separation distance between the properties, I consider that the proposed extension, set back, would not significantly dominate the views to cause an overbearing effect and an unacceptable sense of enclosure at the rear of No. 61. The outlook at the rear of No. 61 is already toward the boundary fence and the blank side elevation of the two storey rear extension at No. 59 and the appeal site would be separated by the new close boundary fence running between the properties.
11. Consequently, I conclude that the proposed development would not result in an unacceptable impact on the living conditions of the occupiers of the neighbouring property at No. 61 Gladstone Road with particular regard to light, privacy and outlook. It would be consistent with the overall aims of Policy UD1 of the Watford Local Plan Core Strategy 2013 and the Council's Residential Design Guide 2016 that, amongst other things, seek a high quality design and that an extension must not adversely affect the level of amenity enjoyed by the occupiers of neighbouring properties.

Conditions

12. Having regard to the National Planning Policy 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

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

David Troy

INSPECTOR