
Appeal Decision

Site visit made on 22 September 2020

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 September 2020

Appeal Ref: APP/J1535/D/20/3255828
126 Forest Edge, Buckhurst Hill IG9 5AD

- 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 K Chessher against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/0687/20, dated 30 March 2020, was refused by notice dated 26 May 2020.
 - The development proposed is alteration of side extension roof from flat roof to pitched roof with gable end.
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Decision

1. The appeal is allowed and planning permission is granted for alteration of side extension roof from flat roof to pitched roof with gable end at 126 Forest Edge, Buckhurst Hill IG9 5AD in accordance with the terms of the application, Ref PL/EPF/0687/20, dated 30 March 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan; 1921/25; 01921-P-21; 1921-P-22; 01921-P-23; and, 1921-P-24.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. Forest Edge predominantly consists of detached and semi-detached dwellings of varied design, including hipped and gabled roof forms. The appeal property is a semi-detached dwelling which has an existing flat-roofed 2 storey side extension positioned close to the boundary with No 128. The property has also had a loft conversion involving the installation of a hip to gable roof extension and a rear dormer window.
4. The flat roof of the existing 2 storey side extension creates a boxy appearance, which does not relate well to the form of the original dwelling. Whilst the

proposal would reduce the sky view between the appeal property and No 128, it would not increase the width of the front wall of the dwelling and it would be set behind the front elevation of No. 128. These factors mean that the proposal would not cause an unacceptable terracing effect or appear cramped in the street scene. Furthermore, the proposed pitched roof would be more in keeping with the design of the original dwelling and it would provide a coherent appearance. The roof would be set down slightly from the ridge and eaves of the main roof, which would aid the subordination of the side extension.

5. For these reasons, I conclude that the proposed development would maintain the character and appearance of the area. The proposal would therefore comply with saved Policy DBE10 of the Epping Forest District Local Plan Alterations 2006 and Policy DM9 of the emerging Epping Forest District Local Plan Submission Version 2017, which, amongst other things, seek high quality design and residential extensions that complement or enhance the appearance of the existing building and the street scene. The proposal would also accord with chapter 12 of the National Planning Policy Framework, which, amongst other things, states that planning decisions should ensure that developments are sympathetic to local character and history.

Conditions

6. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. This is for the avoidance of doubt and in the interests of certainty. In order to maintain the character and appearance of the dwelling and the street scene, I have also imposed a condition requiring the external surfaces of the development to be finished in materials to match those used in the existing building.

Conclusion

7. For the above reasons, and having had regard to all other matters, I conclude that the appeal should be allowed.

C Osgathorp

INSPECTOR