



Appeal Decision

Site visit made on 27 October 2020

by Ian McHugh Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 November 2020

Appeal Ref: APP/J1535/D/20/3253963

155 Old Nazeing Road, Nazeing, Waltham Abbey, Broxbourne, EN10 6QU

- 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 Miss E Joannou against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/0136/20, dated 21 January 2020, was refused by notice dated 17 March 2020.
 - The development proposed is ground and first floor front and side extensions.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the dwelling and on the surrounding area.

Reasons

3. The appeal property is a detached two-storey dwelling within a residential area. It is situated at the end of a long row of properties that face Old Nazeing Road. An inland waterway abuts the site on one side and at the rear. The property is currently vacant and in need of modernisation and improvement and is of no particular architectural merit.
4. Old Nazeing Road contains an eclectic mix of dwellings, including bungalows, two-storey houses and detached and semi-detached properties. Many of these have been altered and extended over the years and there is no predominant architectural style or character to the area. The appellant has drawn my attention to a number of properties that have been extended, which I viewed during my site visit. However, I am required to consider the appeal proposal on its own merits.
5. The proposal is to construct a single and two-storey front and side extension that would provide an enlarged entrance area, storage, wc, living and dining space on the ground floor with extra bedroom, en-suite and dressing areas at first floor level. The external walls would be clad in black 'thermopine' cladding and the front elevation would contain four relatively long and narrow windows.
6. Policies CP2 and DBE10 of the adopted Epping Forest District Council Local Plan (1998) and Alterations (2006) (LP) seek (amongst other things) to maintain and improve the quality of the built environment; and require residential

extensions to complement and enhance the appearance of the existing building and the streetscene. Policies DM9 and DM10 of the emerging Epping Forest Local Plan (2017) are similar, although I note that this plan is still some way from adoption. Notwithstanding, I consider that the adopted policies of the LP are consistent with the provisions of paragraph 127 of the National Planning Policy Framework 2019 (the Framework), which requires developments to add to the quality of the area and be visually attractive.

7. In reaching my decision, I accept that Old Nazeing Road has no distinctive character or merit. However, that is no reason for new development to be of poor design. The proposed extension would be a bulky addition to the existing dwelling which would be compounded by its position towards the front of the plot. It would be clearly visible in the streetscene and I consider that its design and detailing, including the fenestration (which would contrast sharply with the more traditional window arrangement on the remainder of the dwelling), would present a disjointed and somewhat visually incongruous and unsympathetic addition to the property.
8. Consequently, I am not persuaded that the proposal would either complement or enhance the existing dwelling or the surrounding area. It would therefore conflict with the Development Plan and the Framework, as referred to above.

Conclusion

9. For the reasons given above, it is concluded that the appeal be dismissed.

Ian McHugh

INSPECTOR