



Appeal Decision

Site visit made on 8 October 2020

by Euan FS Pearson BA(Hons) BTP FRGS MRICS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 November 2020

Appeal Ref: APP/J1535/D/20/3252461

55 Walnut Way, Buckhurst Hill IG9 6HU

- 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 & Mrs Buchan against the decision of Epping Forest District Council.
 - The application Ref EPF/0429/20 dated 21 February 2020, was refused by notice dated 21 April 2020.
 - The development proposed is ground and first floor side and rear extensions inclusive of loft dormer.
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Decision

1. The appeal is allowed and planning permission is granted for ground and first floor side and rear extensions inclusive of loft dormer at 55 Walnut Way, Buckhurst Hill IG9 6HU, in accordance with the terms of application Ref EPF/0429/20, dated 21 February 2020 and subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 1AR-0-001, 1AR-101, 1AR-102, 1AR-103, 1AR-104, 1AR-201, 1AR-303 and 1AR-401.
 - 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: i) the effect of the proposal on the character and appearance of the existing building and the surrounding area, and ii) impact of the proposal on the living conditions of occupiers of the adjoining property.

Reasons

Impact on character and appearance

3. The appeal property is a two-storey dwellinghouse, at the south end of a terrace of five properties (Nos. 47 to 55) Walnut Way, on the corner with Station Way.

4. The appeal property has been extended to the side and there are a number of examples of this in the area, including two-storey extensions to Nos. 43 and 45 Walnut Way.
5. It is proposed to replace the existing L-shaped single-storey side extension with a two-storey extension, recessed from the existing front building line, with pitched roofing lower than the existing ridge height, and introduce a dormer to the rear elevation. The overall width and depth of the proposed extension is approximately the same as existing, the footprint has increased in size. The proposed dormer is similar to that I observed in the roof of the adjoining property, and smaller in size to the dormer on the rear elevation of No.49. The Council states that the proposed rear dormer is acceptable in design terms.
6. Viewed from Walnut Way the proposed extension is diminutive and designed to match the appeal property in terms of materials, fenestration and roof form.
7. The appeal property is on a corner and there are views from Station Road. However, views of the gable are limited rather than prominent, with the street running East to West. I take into account the presence of the existing extension, previously approved by the planning authority, and other developments in the area. The proposed extension includes an open gable, continuing the form of the appeal property, with an intersecting hip section, both with lowering ridge heights. I consider this is of an acceptable design.
8. The existing extension already features in this corner plot and the street scene. The proposed increase in height, taken with this roof arrangement, I conclude, does not result in an extension that is over-dominant in size or unacceptably bulky. Therefore, the proposal is not harmful to the appeal property or the street scene.
9. Therefore, the proposal complies with policies CP2 and DBE10 of the Epping Forest District Local Plan 1998 and Alterations 2006 (Local Plan), and emerging policies DM9 and DM10 of the Epping Forest Local Plan Submission Version 2017 (emerging local plan). Among other things, these require residential extensions to complement the street scene, townscape and existing buildings. Similarly, creating high quality buildings and places is fundamental to sustainable development as set out in the National Planning Policy Framework 2019 (NPPF).

Impact on living conditions

10. There is mutual overlooking of rear gardens from upstairs windows along the terrace, in particular from the dormer in the roof of the adjoining property at No.53 (and No.49) Therefore, the proposed, similar, dormer in the roof of the appeal property, with or without a balcony, will not result in increased loss of privacy to the detriment of the living conditions of occupiers of the adjoining property.
11. Therefore, the proposal complies with policies DBE2, DBE9 and DBE10 of the Local Plan, and policies DM9H and DM10 of the emerging local plan. Among other things, these require residential extensions to avoid significant loss of privacy or amenity for neighbouring properties. Similarly, NPPF requires creation of places that are safe and promote a high standard of amenity for users.

Conditions

12. I have considered the need for conditions against the advice on conditions set out in the NPPF and the Planning Practise Guidance. I have imposed standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I have also included a condition requiring the external materials to match the existing dwellinghouse, to protect the character and appearance of the area.

Conclusion

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

Euan FS Pearson

INSPECTOR