
Appeal Decision

Site visit made on 10 November 2020

by J Williamson BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 November 2020

Appeal Ref: APP/Y1945/D/20/3253875
239 Sheepcot Lane, Watford WD25 7DD

- 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 Traxon against the decision of Watford Borough Council.
 - The application Ref 20/00319/FULH, dated 19 March 2020, was refused by notice dated 05 May 2020.
 - The development proposed is two storey rear extension.
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Decision

1. The appeal is allowed, and planning permission is granted for two storey rear extension, at 239 Sheepcot Lane, Watford WD25 7DD, in accordance with the terms of the application Ref 20/00319/FULH, dated 19 March 2020, 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: Location Plan CM-00854114, Wren NAJ 001b 2020 B, WREN NAJ 94 2016.
 - (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 development on the host property and character and appearance of the area.

Reasons

3. The site is located within a residential area, with a mix of detached, semi-detached and terraced properties, mostly 2 storeys high, with the occasional bungalow and 3 storey building. The palette of materials used are mainly brick, red and buff, and rendered elevations with tiled roofs. There is a broad uniformity to the semi-detached and terraced dwellings in terms of form and size. However, the detached properties along Sheepcot Lane, from the appeal site extending south-east to Milner Close, vary in terms of form, size and architectural detail.

4. The proposed extension would extend across the rear of the property extending out beyond the western side of the dwelling by around 0.5 m. The existing gap between the western side elevation and the boundary with the immediate neighbouring property is around 1.5 m. There is a further gap of around 1 m from the boundary to the eastern side elevation of the neighbouring dwelling.
5. In contrast with the Council's opinion, I do not consider the 0.5 m projection beyond one side elevation would harm the appearance of the host dwelling. I note that the front canopy/porch of the immediate neighbouring property to the east projects beyond one side elevation of that property without harming its overall appearance. A gap of around 1 m would remain between the side elevation of the appeal dwelling and the boundary, which would be enough to enable access to the rear of the property along the eastern side.
6. The only public vantage point from which the 0.5 m projection to the side would be visible is from directly in front of the gap down the eastern side of the house. I do not consider that it would appear out of keeping with the host property from this point, and it would not be discernible from other points. I agree with the Council that the proposal would not harm the street scene and therefore the character or appearance of the area.
7. I therefore conclude that the proposal accords with Policy UD1 of Watford's Local Plan Part 1: Core Strategy 2006-31 (2013), which requires new development to adhere to a set of design principles, which include respecting and enhancing local character. The proposal also accords with guidance in the Residential Design Guide (2014, amended 2016), which advises, among other things, that extensions must respect the character of the host building.

Conditions

8. I have attached a condition requiring the development to be carried out in accordance with the approved plans, so that it is clear what has been granted permission. I have attached a condition requiring the external materials used on the approved extension to match those used on the existing dwelling, to ensure the development is in keeping with the host dwelling and the character and appearance of the area.

Conclusion

9. For the reasons outlined above, I conclude that the appeal is allowed.

J Williamson

INSPECTOR