



Appeal Decision

Site visit made on 20 October 2020

by C Beeby BA (Hons) MIPROW

an Inspector appointed by the Secretary of State

Decision date: 24th November 2020

Appeal Ref: APP/J1915/D/20/3251564

11 Burnham Green Road, Datchworth, Hertfordshire SG3 6SE

- 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 M Wager against the decision of East Herts Council.
 - The application Ref 3/19/2613/HH, dated 16 December 2019, was refused by notice dated 5 February 2020.
 - The development proposed is described as “raise the roof to the existing front projection and reconfigure the first floor layout”.
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Decision

1. The appeal is allowed and planning permission is granted for “raise the roof to the existing front projection and reconfigure the first floor layout” at 11 Burnham Green Road, Datchworth, Hertfordshire SG3 6SE, in accordance with the terms of the application, Ref 3/19/2613/HH dated 16 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 following approved plans: RL/4884/11-16 dated October 2019.
 - 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.

Preliminary Matter

2. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording has been entered. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original application.

Main Issue

3. The main issue is the effect of the appeal proposal on the character and appearance of the area.

Reasons

4. The appeal property is a two-storey detached dwelling lying within a residential area. Property design in the vicinity is relatively diverse, however a number of dwellings have two-storey front gables which project from the property’s front

elevation, combined with eaves to the main roof at ground floor level. Several of the front gables match the height of the main roof. Thus, the combination of eaves to the main roof at ground floor level with a gable element with substantially higher eaves is characteristic of the area's pattern of development.

5. The property has an existing single storey front gable, which the appeal proposes to extend to two-storey height. The scheme would consequently be characteristic of the surrounding pattern of development.
6. Furthermore, the eaves to the extension would approximately match the height of those above a dormer window which lies within the other side of the roof, producing a symmetry of design which would acceptably mitigate any visual harm which would arise from the contrast in eaves height elsewhere. The extension's lower roof ridge line would give rise to a subservience to the existing property, which would contribute positively to the building's appearance.
7. Accordingly, the proposal would assimilate satisfactorily with the surrounding pattern of development, and would have an acceptable effect on the character and appearance of the area. Thus, the proposal accords with Policies DES4, VILL2 and HOU11 of the East Herts District Plan 2018, which set out that development should reflect local distinctiveness and should be in keeping with the character of the surrounding area.

Other Matters

8. Concern is raised by an interested party regarding the proposal's effect on daylight and outlook available to the occupiers of No 13 Burnham Green Road. However, the dwelling is reasonably well set back from its boundary with the appeal property, so that the distance would prevent any unacceptable effect on these matters.
9. Concern is additionally raised regarding the proposal's effect on the privacy of the occupiers of No 10 Burnham Green Road. Nevertheless, as the dwelling concerned lies across intervening highway, verges and front garden areas with boundary treatments, I am satisfied that the separation between the two dwellings would allow for an acceptable effect on the issue.

Conditions

10. I have imposed a condition specifying the relevant drawing as this provides certainty.
11. A condition in respect of materials is necessary in order to protect the character and appearance of the area.

Conclusion

12. For the above reasons, I conclude that the appeal should be allowed.

C Beeby

INSPECTOR