



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: 31/12/2020

Appeal Ref: APP/J1535/W/20/3249629

55 Wellfields, Loughton IG10 1PA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Joey Musaphia against Epping Forest District Council.
 - The application Ref EPF/0009/20 is dated 6 December 2019.
 - The development proposed is extensions to the rear & a loft conversion with rear box dormers with windows to the front slope.
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Decision

1. The appeal is dismissed and planning permission for proposed extensions to the rear & a loft conversion with rear box dormers with windows to the front slope is refused.

Main Issue

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

Reasons

3. The appeal property is a two-storey semi-detached dwellinghouse, on the north side of Wellfields, which is characterised by pairs of such properties each with a continuous original roof ridge and similar finishing materials. A number of properties have been extended including to the front.
4. I note that planning permission has been granted to extend the appeal property to the front and rear and I observed that development had commenced. It is further proposed to raise the roof ridge around 0.75m so as to accommodate a third floor in the roof space including a box dormer across much of the new roof on the rear elevation.
5. Raising the roof and adding roof light windows will unbalance the appearance of the pairing with No.53, so much so as to constitute a detracting feature in the street scene, thus causing harm.

6. The rear of the host property is not visible from the public realm. However, I consider, that the scale, design and bulk of the extensions and dormer, cumulatively, is not diminutive and will have a harmful effect on the character and appearance of the appeal property and the pairing with No.53.
7. Therefore, the proposal conflicts with Epping Forest District Local Plan (1998) and Alterations (2006) policy DBE10, and emerging policy DM9 of the Epping Forest Local Plan Submission Version (2017). Among other things, these require a high standard of design that respects the existing building, street scene and maintains or improves the appearance of the local area. Similarly, creating high quality buildings and places is fundamental to sustainable development as set out in the National Planning Policy Framework 2019.

Other Matters

8. The appellant has identified a number of properties that have been extended. I have taken this into account. Individual applications are considered on merit, in accordance with the development plan, unless material considerations indicate otherwise. Therefore, this does not change my conclusions on the specific harm I have identified arising from the appeal proposal.

Conclusion

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

Euan FS Pearson

INSPECTOR