



Appeal Decision

Site Visit made on 7 January 2021

by Chris Forreth MRTPI, DipTP, BSc(Hons)

an Inspector appointed by the Secretary of State

Decision date: 20th January 2021

Appeal Ref: APP/J1915/D/20/3263511

**5 Sacombes Lane Cottages, Sacombes Ash Lane, Allens Green,
Sawbridgeworth, Hertfordshire CM21 0LU**

- 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 Mrs Elizabeth Webb against the decision of East Herts District Council.
 - The application Ref 3/20/1250/HH, dated 6 July 2020, was refused by notice dated 1 September 2020.
 - The development proposed is described as single storey rear and double storey side extensions and front porch.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear and double storey side extensions and front porch at 5 Sacombes Lane Cottages, Sacombes Ash Lane, Allens Green, Sawbridgeworth, Hertfordshire CM21 0LU in accordance with the terms of the application, Ref 3/20/1250/HH, dated 6 July 2020, 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: S019-DSSE-PP02-00; S019-DSSE-PP02-03; S019-DSSE-PP02-04; S019-DSSE-PP02-05; S019-DSSE-PP02-06 and S019-DSSE-PP02-07.
 - 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 Council have described the proposal as the 'removal of conservatory and detached garage. Construction of single storey rear extension, two storey side extension and new front porch'.
3. However, from the evidence before me, there has been no agreement to the change in the description of the development. Given that both descriptions describe the proposal before me, I have utilised the Appellants description for my decision.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area.

Reasons

5. The appeal site is located in a rural area where there is only sporadic development. The site is part of a group of 6 properties, which are formed as three pairs of semi-detached dwellings.
6. The proposal includes three distinct elements. The Council have not raised any concern in respect of two of these, the single storey rear extension and the front porch. Given the nature of these extensions, I have no reason to disagree with that assessment.
7. The third element would be a two-storey side extension. This would be set back from the front elevation of the host property and would be sited a little over 1 metre from the side boundary, which is the standard set out in Policy HOU11 of the East Herts District Plan (2018) (EHDP). It would also have a roof line set down from the main ridge line of the dwelling. To my mind, these elements assist in ensuring that it would appear as a subservient addition to the host dwelling, particularly when viewed from Sacombes Ash Lane.
8. The Council have given very little justification to explain their decision and have largely relied on the comment that the previous reason for refusal¹ had not been overcome. Notwithstanding that, the Appellant has indicated that the Council's concern now related largely to the depth of the two-storey extension which would extend rearwards in line with the rear wall of the existing two storey projection.
9. However, in my view, the two-storey extension would not project rearwards by an excessive degree and would not appear as an overly large or bulky extension when combined with the existing two storey projection or the other elements of the appeal proposal. To that end, I consider that the extension would be appropriately sited, and would be of a suitable size, scale and mass.
10. For the above reasons the proposal would not harm the character and appearance of the host dwelling or the wider area and would accord with Policies DES4, HOU11, VILL3 and GBR2 of the EHDP which amongst other matters seek to ensure that extensions are well designed and are of a size and scale to ensure that the proposal is a subservient addition to the host dwelling, and appropriate to the character and appearance of the rural area. It would also accord with the overarching design aims of the National Planning Policy Framework.

Conditions

11. The Council has provided a list of suggested conditions in their appeal questionnaire that it considers would be appropriate. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty. In the interests of the character and appearance of the area, a condition relating to matching materials is also necessary.

¹ Reference 3/19/2552/HH dated 4 March 2020

Conclusion

12. For the reasons given I conclude that the appeal should succeed.

Chris Forrett

INSPECTOR