



Appeal Decision

Site visit made on 8 December 2020

by P B Jarvis BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11/02/2021

Appeal Ref: APP/J1535/D/20/3258420

14 Broadstrood, Loughton, IG10 2SB.

- 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 Nathan Shetty against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/0934/20, dated 8 November 2019, was refused by notice dated 8 July 2020.
 - The development proposed is part demolition of existing and erection of new rear, front and roof extension, with internal remodelling and associated landscaping (revised application to EPF/2689/19).
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Decision

1. The appeal is allowed and planning permission is granted for part demolition of existing and erection of new rear, front and roof extension, with internal remodelling and associated landscaping (revised application to EPF/2689/19) at 14 Broadstrood, Loughton, IG10 2SB in accordance with the terms of application ref: PL/EPF/0934/20 dated 8 November 2019, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following plans: block and location plan (001), existing floor plans (002), existing elevations (003), proposed site plan (004), proposed floor plans – sheet 1 (005), proposed floor plans – sheet 2 (006), proposed elevations – sheet 1 (007), proposed elevations – sheet 2 (008) and existing and proposed street scene (009).
 - 3) No construction works above ground level shall take place until details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
 - 4) The window openings in the flank elevations at first floor level and above shall be fitted with obscure glass with a minimum privacy level 3 and have fixed frames to a height of 1.7 metres above the internal floor level.
 - 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order), no development permitted by virtue of Classes A and B of Part 1 to Schedule 2 of the Order shall be undertaken.

- 6) Prior to any above ground works, details of a landscaping scheme for the frontage of the site to include the treatment of areas along the east and west boundaries shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development and maintained as such for a period of five years thereafter.

Main Issue

2. The main issue is the effect on the character and appearance of the street scene.

Reasons

3. The appeal site comprises a detached two storey property located within a pleasant tree lined residential street characterised by similarly sized detached dwellings. The dwellings vary in style, design and age with a number of the original estate dwellings which were typically brick elevations with hipped tiled roofs having been replaced or altered to provide larger dwellings, of a more contemporary design with rendered elevations and pitched roofs.
4. The proposal would involve a significant change and remodelling of the existing brick and tile dwelling, creating a larger, modern design with front gable features and pitched roof and elevations incorporating extensive areas of glazing. However, I saw on my site visit that a number of nearby properties have been extended and altered to create modern dwellings, not dissimilar to the proposed design. The proposed remodelling of the dwelling to create a more contemporary appearance would not be out of keeping in this context.
5. The Council appears to be particularly concerned with the proposed raised central ridge height and the 'serrated' front gable ends. However, whilst the new ridge would be higher than the existing and that approved under the recent permission¹, I do not consider that it would be unduly high compared to the adjoining properties nor would it be out of character in the street scene which is characterised by a varied roofscape in this respect.
6. The front elevation would contain two gable ends, one centrally positioned and a smaller one to the side, with fenestration extending up to the top of the apex. Whilst the other modern dwellings in the vicinity generally have only one central gable, the use of full height fenestration is common. The proposed gable ends would comprise fairly prominent features in the street scene, but I consider that they would add interest and some variation to the street scene whilst at the same time complementing the existing gable end designs that are found on nearby modern and original properties.
7. Overall, therefore, I find that the proposal would not be harmful to the character and appearance of the street scene. It would therefore comply with Policies CP2 and DBE10 of the adopted Epping Forest District Local Plan (1998) which seek to protect the quality of the built environment and to ensure that residential extensions complement and where appropriate enhance the appearance of the street scene and the existing building. It would also satisfy policies DM9 and DM10 of the submission version of the emerging local plan

¹ EPF/3421/18

8. For the above reasons I also find that the proposal would comply with the National Planning Policy Framework, in particular paragraph 127 which seeks to ensure that development adds to the overall quality of the area, is visually attractive, and sympathetic to local character including the surrounding built environment.

Conclusions

9. I conclude that the proposed extensions and alterations would be acceptable and would not cause harm to the character and appearance of the area. I have reviewed the conditions suggested by the Council and agree that they are necessary in the interests of proper planning, the visual amenity of the area and to protect the living conditions of adjoining neighbours, though I have slightly re-worded some having regard to the tests set out in paragraph 55 of the Framework.
10. I therefore conclude that this appeal should be allowed and planning permission granted.

P Jarvis

INSPECTOR