
Appeal Decision

Site visit made on 25 August 2021

by Steven Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 24 September 2021

Appeal Ref: APP/J1535/D/21/3268378

72 Tycehurst Hill, Loughton IG10 1DA

- 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 and Mrs Golstein against the decision of Epping Forest District Council.
 - The application Ref: PL/EPF/2416/20, dated 21 October 2020, was refused by notice dated 22 December 2020.
 - The development proposed is described as a 'two storey rear extension. Two storey front infills. New roof over the whole dwelling. Front feature gables. Internal alterations. Raised patio to rear.'
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Decision

1. The appeal is allowed, and planning permission is granted for a two-storey rear extension, two storey front infills, a new roof over the whole dwelling, front feature gables, internal alterations and a raised patio to the rear at 72, Tycehurst Hill, Loughton IG10 1DA in accordance with the terms of application Ref PL/EPF/2416/20, dated 21 October 2020, and subject to the following conditions: -
 - i. The development hereby permitted shall begin no later than three years from the date of this decision.
 - ii. The development hereby permitted shall be carried out in accordance with the following approved plans: existing plans, drawing No.1 (October 2020) and proposed plans, drawing No.2 (October 2020).

Procedural Matter

2. A revised National Planning Policy Framework (the Framework) was published in July 2021, and this post-dates the Council's refusal notice. As part of the determination of this appeal, I afforded the main parties an opportunity to comment upon the implications of this change for the purposes of determining this appeal. I have determined this appeal in accordance with the relevant parts of the development plan including the Framework.
3. The local planning authority (LPA) has referred in its decision notice to the Epping Forest Local Plan submission version (2017) (ELP) which has yet to

complete its examination in public and is not therefore an adopted policy document. I therefore afford it limited weight.

4. On my site visit I observed that construction work was proceeding.

Main Issue

5. The main issue is the effect of the proposed development upon the character and appearance of the property and the wider area.

Reasons

Character and appearance

6. The area in the vicinity of the appeal property is comprised mainly of two-storey, detached domestic dwellings in substantial plots, set back on either side of the road and with relatively large, mature, front amenity spaces which provide off-street parking.
7. The dwellings are of varied designs, though there is a generally common building line to either side of the road. Properties are, in the main, two-storey, some with hipped roofs and some with gables. Several have two-storey gables to their front elevations. Building materials vary and include brick, render and mock-Tudor facades.
8. The appeal property is a two-storey dwelling, set back from the road and with parking provision to the front. Its materials include brick and, at first floor level, white painted render. It has a two-storey gable to one side of the front facade. It is of a lesser height than the properties immediately to either side.
9. While the proposed development would add extensions to the front (including gables) and to the rear and would raise the roof height by approximately 1.3 metres, the property would remain with a comparable height and mass to the dwellings to either side. I consider that the proposed additions would not therefore adversely affect either the character and appearance of the building itself or that of the wider area. While the roof would have a greater prominence, for the same reasons relating to the setting of the building in its large plot and comparisons with the neighbouring buildings, I find that this would not result in an adverse impact to either the building or to the character and appearance of the area.
10. Therefore, I conclude that the proposed development would accord with policy CP2 of the Epping Forest District Local Plan and Alterations (1998 and 2006) which aims to protect the quality of the built environment, policy DBE9 which aims to protect the visual amenities of neighbouring occupiers, and DBE10 which requires residential extensions to complement the appearance of the street scene. It would also accord with chapter 12 of the Framework which requires a high standard of design.

Planning conditions

11. I have imposed the standard time condition and a condition to ensure the development is in accordance with the approved plans in the interests of certainty.

Conclusion

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

Steven Hartley

INSPECTOR