
Appeal Decision

Site visit made on 27 October 2021

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 03 November 2021

Appeal Ref: APP/J1535/D/21/3278055

West Egg, Riverside Avenue, Nazeing, Waltham Abbey, EN10 6RB

- 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 Jackie Wilson against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/0865/21, dated 26 March 2021, was refused by notice dated 21 May 2021.
 - The development proposed is loft extension.
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Decision

1. The appeal is allowed and planning permission is granted for erection of loft extension at West Egg, Riverside Avenue, Nazeing, Waltham Abbey, EN10 6RB, in accordance with the terms of the application Ref PL/EPF/0865/21, dated 26 March 2021, and the plans submitted with it, 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: ELA/1-A, ELA/2-A, ELA/5-A, ELA/6-A, ELA/13-A and ELA/18-A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Main issue

2. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

3. The appeal property is a two storey detached house located on the eastern bank of the River Lea in an established residential area. It is constructed of brick and render with faux timber detailing, a hipped roof with a short ridge running perpendicular to the road and a large front gable with two smaller front gables. It is one of a pair of similar design and size set back from the street behind extensive paved parking areas. Riverside Avenue has houses of a wide variety of styles, sizes and materials along irregular building lines interrupted by a number of substantial outbuildings or garages set close to the road.

4. I consider that the relevant policies in this case are CP2, DBE9 and DBE10 of the Epping Forest District Local Plan and Alterations (1998 and 2006) (the local plan). These seek to protect the quality of the rural and built environment and among other things, require development proposals, including residential extensions, to complement the existing building and the street scene in terms of criteria including scale, form and roof treatment and visual impact.
5. The Council also refers to policies DM9 and DM10 of the Epping Forest District Local Plan Submission Version 2017. I understand that this is at an advanced stage towards adoption but that there are still outstanding matters to be resolved. Policies DM9 and DM10 carry forward the aims of the local plan policies in terms of the approach to the design and quality of development proposals and are consistent with the advice in the National Planning Policy Framework 2021 (the Framework) in this respect.
6. The proposed loft conversion would alter the roof form of the house to a half hip, lifting it to the height of the existing ridge with a small rectangular area of flat roof running parallel with the road. I understand that this is a revised scheme amending one which proposed a full hip to gable roof form which was refused permission because of its bulk and scale.
7. The property is visible in close views from the road and in much wider views of the rear from across the river. In both cases it is visible as one of two houses of the same design, unusual in an area where most of the properties are of individual design and architectural form.
8. I consider that the proposed half hip roof would appear bulkier than the existing roof but would have less impact than the previous scheme. Although the proposal alters the scale and form of the house, it would not appear out of place in the surroundings since these are so varied. I consider that the location and the number of roof lights at the front would appear unnecessarily fussy and awkward, particularly those located at either end in the angles of the half hip. However, this would not be sufficient, on its own, to justify dismissing the appeal.
9. I conclude that the proposal would not cause unacceptable harm to the character and appearance of the area and that, in this respect, it is consistent with local plan policies CP2, DBE9 and DBE10 and the NPPF.
10. For the reasons given above, the appeal is allowed.

Conditions

11. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR