



Appeal Decision

Site visit made on 1 December 2021

by Mark Philpott BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th December 2021

Appeal Ref: APP/J1535/D/21/3280593

13 Springfield Close, Ongar CM5 0BB

- 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 Bradley Worboys against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/1280/21, dated 5 May 2021, was refused by notice dated 23 June 2021.
 - The development proposed is two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for two storey side extension at 13 Springfield Close, Ongar CM5 0BB in accordance with the terms of the application, Ref PL/EPF/1280/21, dated 5 May 2021, 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: 11321/SP; 11321/02; 11321/03 (Existing Front & Rear Elevations); 11321/03 (Proposed Ground Floor Plan); 11321/04; 11321/05; 11321/06; 11321/07; 11321/08; 11321/10.
 - 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 dwellinghouse.

Procedural Matter

2. The National Planning Policy Framework (Framework) was revised on 20 July 2021. It replaces the version from 2019 that the Council considered when it determined the application. There are few differences between the two versions of the Framework regarding the specific issues in dispute for this appeal, such that it has not been necessary to seek the views of the parties on this matter.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. The appeal site includes a two storey detached dwellinghouse located near to a curve in the alignment of Springfield Close. The property benefits from a front and rear garden, with the latter extending around the side of the dwelling.

5. The properties in the close vary in age, size and design, and some appear to have undergone extensions or other alterations. However, many dwellings are wide and several feature two storey front projections. Additionally, numerous dwellings feature partly brick and rendered front elevations. The dwelling on site has these characteristics, albeit the rendered part of its front projection has a chamfered appearance and narrow windows to accommodate the garage roof below it, whereas the surrounding projections are mostly gabled.
6. The proposed extension would widen the dwelling significantly but it would not be a disproportionately large addition to the generously sized property. Furthermore, the extension would feature a gabled front projection that would reduce the emphasis of the dwelling's increased width. The front projection would be similar to others in the immediate vicinity and therefore appear congruent in the streetscene. In addition, the extension would be set away from the property's boundaries and thus the dwelling would not appear cramped, nor would the site be overdeveloped. The rendered finish for the first floor part of the extension would be compatible with the rendered part of the existing dwelling and the external finishes of nearby properties.
7. A condition to require the external finish of the development to match the existing dwellinghouse would ensure that the resulting property has a cohesive appearance and is compatible with the character of the area.
8. I find that the proposal would not harm the character and appearance of the area. It complies with Policies CP2, CP7 and DBE10 of the Epping Forest Local Plan and its subsequent Alterations which, amongst other things, seek to protect the quality of the built environment, prevent overdevelopment and unsympathetic change, and require extensions to complement and enhance existing buildings and streetscenes.
9. The proposal also accords with Policies DM9 and DM10 of the Epping Forest District Local Plan Submission Version, which is currently subject to examination and encourages high quality design. It also accords with Chapter 12 of the Framework which, along with other matters, sets out that development should be sympathetic to local character.
10. In addition to the condition already identified, the standard time and approved plans conditions are required in the interests of certainty.

Conclusion

11. For the reasons given above, the appeal should be allowed.

Mark Philpott

INSPECTOR