
Appeal Decision

Site visit made on 17 December 2021

by Rebecca McAndrew BA Hons, PG Dip Urban Design, MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30TH December 2021

Appeal Ref: APP/P1940/D/21/3281697
43 Valley Walk, Croxley Green WD3 3TQ

- 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 Kerai against the decision of Three Rivers District Council.
 - The application Ref 21/0952/FUL, dated 13 April 2021, was refused by notice dated 4 June 2021.
 - The development proposed is the demolition of existing garage and side extension; construction of a part single storey, part double storey rear and side extension and associated internal alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the dwelling and area.

Reasons

3. The pitched roof element of the proposed side extension would be set back from the front elevation at the first floor and set down below the existing ridge height. On its own, it would therefore appear subordinate to, and sit comfortably within the context of the existing property.
4. By contrast, the proposed hipped roof rear extension would not reflect the existing pitched roof form of the host dwelling and would interfere with the existing large box roof dormer. This would create a complicated and bulky mix of roof profiles and would give rise to a contrived and incongruous form of development.
5. I recognise that views of the hipped roof element of the proposed extension would be very limited from the public realm. However, it would be visible from the rear gardens of a number of neighbouring properties.
6. In view of the above, overall, the proposed development would be harmful to the character and appearance of the host dwelling and the area. The appeal proposal would therefore be contrary to Policies CP1 and CP12 of the Three Rivers District Council, Local Development Framework, Core Strategy (2011), Policy DM1 and Appendix 2 of the Three Rivers District Council, Local Plan,

Development Management Policies Local Development Document (2013) and the provisions of the Croxley Green Neighbourhood Plan Referendum Version (2018) which, taken together, seek to secure a good standard of design which responds to the context of the host dwelling and area.

Other Matters

7. I recognise the appellants' aspirations to secure additional living space to improve their living conditions. I also note that Permitted Development Rights for dwellings in England have been extended to allow some two storey house extensions. However, the appeal proposal exceeds what it would be possible to construct under Permitted Development. Neither of these matters raised outweigh the harm I have identified to the character and appearance of the host dwelling and area.

Conclusion

8. For the reasons given, I conclude the appeal should be dismissed.

Rebecca McAndrew

INSPECTOR