

Appeal Decision

Site visit made on 11 February 2022

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

an Inspector appointed by the Secretary of State

Decision date: 24th February 2022

Appeal Ref: APP/C1570/D/21/3284849

13 Lompits Way, Saffron Walden CB11 4BZ

- 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 Roston Rowles against the decision of Uttlesford District Council.
 - The application Ref UTT/21/1807/HHF, dated 27 May 2021, was refused by notice dated 23 July 2021.
 - The development proposed is described as the removal of a brick lean-to, the addition of two bedrooms and the incorporation of a garage into living space.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development upon the character and appearance of the host building and the area.

Reasons

Character and appearance

3. The appeal property is a chalet-style, brick-built dwelling with a tiled roof, set back from Lompits Way sufficiently to permit off-street parking.
4. The area is residential in nature and adjoining properties on the same side of the road, and especially including no's 9 to 11 and 17 to 23 Lompits Way, are generally single storey, detached bungalows of a similar character as the host building, with double pitched, tiled roofs. The appeal building, having rooms in the roof space, stands slightly higher than its neighbours. The adjoining property immediately to the south, while having a similar height, has a different design, with a front facing gable reaching to the ridge and is white rendered. Properties on the opposite side of Lompits Way have a different design and include two storey properties.
5. The proposed development includes the raising of the ridge by approximately 1 metre and constructing a wide, front facing gable extending to the new ridge of the house. The existing garage would be altered and incorporated as additional habitable space.

6. The extra height of the dwelling plus the inclusion of a wide front gable would give it a materially different appearance to the dwellings adjoining it on the same side of the road and as described above, adversely affecting the general appearance of the houses around it on the same side and clashing with the positive factors that define it, including the generally simple, double pitch roof lines. By its proposed additional height and scale, it would appear as an incongruous addition in the street scene.
7. I do not disagree with the local planning authority (LPA) that the increased footprint of the building and choice of external building materials would be acceptable. Unlike the LPA, I see no reason to object to the size, number or design of the proposed window openings. However, these matters do not outweigh my concerns regarding the adverse effects of the wide gabled frontage and the proposed height increase of the ridge.
8. Therefore, I conclude that when the development is considered as a whole, it would conflict with policies H8 and GEN2 of the Uttlesford Local Plan 2005, the Council's House Extensions Supplementary Document 2005, the Essex Design Guide 2018 and the National Planning Policy Framework 2021, all of which stress the need for good design in keeping with the local environment.

Other Matters

9. I have taken into account the needs of the applicant for extra space, but this does not outweigh my conclusions upon the main issue.

Conclusion

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

Steven Hartley

INSPECTOR