The Planning Inspectorate

Appeal Decision

Site visit made on 12 March 2022

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date:21st March 2022

Appeal Ref: APP/Y1945/D/22/3291848

128 Cassiobury Drive, Watford WD17 3AJ

- 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 R Lashmanan against the decision of Watford Borough Council.
- The application Ref 21/01655/FULH dated 11 November 2021, was refused by notice dated 10 January 2022.
- The development proposed is described as proposed hip to gable loft conversion.

Decision

1. The appeal is allowed and planning permission is granted for proposed hip to gable loft conversion at 128 Cassiobury Drive, Watford WD17 3AJ in accordance with the terms of the application, Ref 21/01655/FULH dated 11 November 2021, and the plans submitted with it, subject to conditions set out below.

   (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No: A21-76-1a, Existing and proposed plans and elevations.

   (3) The materials to be used in the construction of the external surfaces of the hereby approved development shall match those used in the existing building.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area and the appeal property.

Reasons

3. The Watford Borough Council, Residential Design Guide (2016) confirms that extending a roof from hip to gable may be possible citing the need to repaid the symmetry of a semi-detached pair as an example where this could be achieved. The Design Guide also confirms that this alteration will be appropriate where there are a variety of roof treatments within a streetscene and where such an extension is appropriate to the host dwelling.

4. The appeal site is a detached property within a street characterised by varying design of predominately detached residential properties. The area is

characterised by the individuality of house types which include a mix of gable and hipped roofs. The non-uniformity of the built form adds to the character and appearance of the area.

5. The appeal property is located within a row of properties which have hipped roof designs, however differing roof styles of properties sited adjacent one another is not uncommon in the area. Whilst the proposed change from hip to gable is not a repair of symmetry to a semi-detached pair, the proposed development would not erode the group value of the street and would be in harmony with the streetscene in general.

6. I conclude that the proposed development would not harm the character and appearance of the area nor the appeal property.

7. There is no conflict with Policies SS1 and UD1 of the Watford Local Plan, Part 1 – Core Strategy 2006-31 (2013) which seek amongst other things to ensure development is of high standard of design responding positively to the character of an area.

8. There is also no conflict with the National Planning Policy Framework (2021) which seeks to ensure developments are of good design appropriate and sympathetic to their surroundings.

Conclusion and Conditions

9. For the above reasons I conclude that this appeal should be allowed.

10. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans as this provides certainty. In order to safeguard the character and appearance of the area I have imposed a condition concerning materials.

C Pipe

INSPECTOR