



Appeal Decision

Site visit made on 21 February 2022

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 25th March 2022

Appeal Ref: APP/J1915/D/21/3288260
304A Ware Road, Hertford SG13 7ER

- 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 & Mrs L & S Peffers against the decision of East Herts District Council.
 - The application Ref 3/21/2396/HH, dated 2 September 2021, was refused by notice dated 10 November 2021.
 - The proposed development is for part single, part two storey front extension.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the effect of the proposal upon the character and appearance of the area.

Reasons

3. Number 304A Ware Road forms a central property within what is a largely uniform terrace of relatively modern houses that is set somewhat higher than Ware Road behind a stone wall and hedging. The row of houses, despite the two end units seemingly having two storey side extensions, maintains a generally uniform appearance where vertical brick pier party wall features are contrasted with more horizontal fenestration, tile hanging and weather board cladding.
4. Although I accept that this part of Ware Road does exhibit a variety of residential building forms and designs, I consider that the terrace to which the appeal property belongs does have a certain amount of design intent and quality that has been largely preserved through later modifications.
5. The proposal seeks to demolish the existing porch to the front of the house and replace it with a part single and part two storey extension that would protrude from the front of the building by around one metre. The single storey element would run the whole length of the front façade whilst the two storey would extend over the existing third bedroom window and would culminate in a modest hipped roof form. Internally this proposal would slightly extend the living accommodation by extending bedroom 3 and would enable a W/C to be created along with a modest living room extension at ground floor.

6. In assessing this appeal I am aware of the East Herts District Plan Policies DES4 and HOU11 that reflect the National Planning Policy Framework (The Framework) in their aspiration for improving design quality and ensuring new development and house extensions are both well designed and responsive to the original dwelling or its particular context.
7. As mentioned above, although I consider that the character of the local area does contain a mix of dwelling types and designs, I also consider the existing terrace of houses does maintain a consistency of design that I consider is desirable and important to respond to.
8. The proposal before me however would disrupt the design aesthetic of the terrace through the introduction of a two storey front extension within its centre. This would not only unbalance the appearance of the terrace but it would also introduce a change in materiality and forms as well as more contrived roof forms that I consider would be harmful to the existing house and to the terrace to which it belongs.
9. In light of this I do not consider that the proposal before me represents an appropriate design response to this property. Whilst I do consider that there may be ways to extend this property that would potentially be able to avoid the harm that I have identified above, I conclude that the proposal before me fails to meet the criteria for high quality design as outlined in Policies DES4 and HOU11 of the East Herts District Plan.

Conclusion

10. For the reasons above, taking into account all other matters raised, I dismiss the appeal.

A Graham

INSPECTOR