



Appeal Decision

Site visit made on 4 July 2022

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 July 2022

Appeal Ref: APP/J1535/D/22/3300009

7 The Mead, Nazeing New Road, Nazeing, Waltham Abbey EN10 6SS

- 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 Mrs Hong Thi Hoang against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/0386/22, dated 11 February 2022, was refused by notice dated 7 April 2022.
 - The development proposed is side extension at first floor level pursuant to Planning Application EPF/0213/21.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. To clarify, the reference to planning application EPF/0213/21 in the description above relates to a previous application and is referred to on the submitted plans as existing elevations and floor plans.

Main Issue

3. I consider that the main issue is the effect of the extension on the character and appearance of the area.

Reasons

4. The appeal site is a detached house and comprises one of three that originally would have been the same design. These feature a Dutch gable front elevation. The houses are consecutively numbered and the appeal site, No 7, and No 6 have previously added dormer extensions that detract to some degree from the original Dutch gable feature. No 5 remains unaltered in this respect when viewed from the road. Nazeing New Road is a busy road and the appeal site sits among a linear row of houses of different design on the eastern side of the road.
5. The house was undergoing refurbishment and alteration at the time of my site visit and has been white rendered with grey roof tiles. The proposed extension would be at roof level and the roofing material would blend in with those of the existing roof. To some degree the shape of the roof has been significantly altered by the dormer extensions but despite the unsympathetic additions of

the dormers the general original shape of the roof can still be identified. Adding to this would alter the shape and erode yet further the original character of the dwelling.

6. Local Plan¹ Policy DBE10 requires residential extensions to complement, and where appropriate, enhance the appearance of the street scene and the existing building. The emerging Epping Forest Local Plan² is referred to but although this has been subject to independent examination in 2019 it has yet to be formally finalised and adopted. Although the Council have afforded significant weight to Policy DM9, which indicates a requirement for a high quality standard of design, its status is limited. Having said this, the National Planning Policy Framework³ emphasises the importance of good design and so I have given due consideration to this matter.
7. Whilst I do not consider that the previous alterations to this house, in particular the dormers, complement the original design of the dwelling, I do not consider that any further erosion is acceptable. The house is very visible in the street scene and the added extension would be a prominent addition. In the interests of retaining some degree of the original character of the dwelling, I do not consider that the proposal would be consistent with the policies referred to.
8. I have considered all other matters raised but none alter my conclusion. I conclude that the proposed extension would have a harmful effect on the character and appearance of the area, it would conflict with Policy DBE10 and therefore the appeal fails.

J D Clark

INSPECTOR

¹ Epping Forest District Council - Epping Forest District Local Plan, Adopted January 1998.

² Epping Forest District Council - Epping Forest District Local Plan Submission Version 2017.

³ Ministry of Housing, Communities and Local Government National Planning Policy Framework 2021 (the Framework).