



Appeal Decision

Site visit made on 9 August 2022

by P B Jarvis BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th September 2022

Appeal Ref: APP/J1915/D/22/3298779

Andor, Slough Road, Allens Green, Sawbridgeworth CM21 0LR

- 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 Tony Burches against the decision of East Herts Council.
 - The application Ref 3/22/0076/HH, dated 13 January 2022, was refused by notice dated 14 March 2022.
 - The proposed development is removal of conservatory and proposed loft conversion and two storey rear extension and insertion of rooflights to the front.
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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 host property and street scene.

Reasons

3. The appeal property comprises one half of a semi-detached pair of chalet bungalows. The dwellings are set back from the road frontage behind well planted front garden areas with driveway and parking. The appeal site is located in a relatively isolated rural area in the small settlement of Allens Green within a small group of dwellings that provide a 'ribbon' of development fronting this part of Slough Road.
4. The proposed development includes alterations to the roof at the front of the dwelling to create a single extended roof form. Whilst this would result in a slight change to the appearance of the semi-detached pair, given that the dwelling has already been extended at the front, I do not consider that this would be unacceptable.
5. The main element of the proposal is the loft conversion and two storey rear extension. The existing dwelling has been previously extended to the rear though the proposal would involve the removal of the existing rear conservatory. However, the overall size of the proposed extensions would result in a substantial addition to the property.
6. In terms of its design, it would incorporate a central flat 'crown' roof with half-hipped end resulting in an addition of considerable bulk. This design would not reflect the simple hipped roof form of the host dwelling and would thereby appear as an incongruous addition. Furthermore, taking account of its considerable scale and given that its overall height would match that of the

host dwelling, it would introduce an overly large and dominant addition which would fail to be subservient to the host dwelling.

7. I therefore find that the proposal would be harmful to the character and appearance of the host dwelling and wider area. It would thereby conflict with Policies GBR2, VILL3, HOU11 and DES4 of the East Herts District Local Plan (2018) which seek a high standard of design and layout that promotes local distinctiveness, extensions that are of a size and scale that are appropriate to the character of the dwelling and surrounding area and generally appear as a subservient addition to the dwelling.
8. I also find conflict with the National Planning Policy Framework which seeks well designed places that function well and are sympathetic to local character.
9. The Appellant has drawn my attention to the recently constructed two storey detached dwellings to the south east of the appeal site which I noted on my site visit. Whilst these appeared to be sizeable properties, the circumstances in which they were permitted is unclear. In any event, the appeal proposal consists of an extension to an existing dwelling and has been assessed against the relevant policy context taking into account the particular site circumstances.
10. The proposal would provide improved living accommodation for the Appellant's family but this benefit does not outweigh the harm identified above.

Conclusions

11. For the above reasons I find that the proposal would fail to comply with the development plan and there are no material considerations that indicate a decision otherwise.
12. I therefore conclude that this appeal should be dismissed.

P Jarvis

INSPECTOR