



Appeal Decision

Site visit made on 7 September 2022

by Jane Smith MA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 October 2022

Appeal Ref: APP/J1535/W/22/3291437

11 Barncroft Road, LOUGHTON, IG10 3EY

- 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 Anna Gilkes against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/2213/21, dated 9 August 2021, was refused by notice dated 3 November 2021.
 - The development proposed is hip to gable roof extension to create habitable space.
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Decision

1. The appeal is allowed and planning permission is granted for a hip to gable roof extension to create habitable space at 11 Barncroft Road, Loughton, IG10 3EY, in accordance with the terms of the application, Ref PL/EPF/2213/21, dated 9 August 2021, and the plans submitted with it, subject to the following conditions:
 1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1106-01, 1106-02 and 1106-03.
 3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Preliminary Matters

2. The reason for refusal refers to conflict with Policy DM9 of the Submission Version Epping Forest District Local Plan 2017. The evidence indicates that this emerging Local Plan has reached an advanced stage. In particular, the examining Inspector has recommended Main Modifications, which would replace any previous Main Modifications published and which do not propose any changes to Policy DM9. On that basis, there is no evidence of any outstanding unresolved objections to policy DM9 or conflict between that policy and the National Planning Policy Framework July 2021 (the Framework).
3. Therefore, having taken account of the principles set out in paragraph 48 of the Framework, I have attributed weight to Policy DM9 of the emerging Local Plan when considering this appeal.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the existing dwelling and its surroundings, with particular regard to the roofline in this stretch of Barncroft Road.

Reasons

5. The appeal site is a maisonette on the upper floor of a two storey building. The building has a similar appearance to a pair of semi-detached houses and is one of several such buildings along this side of Barncroft Road. In the wider area, roof forms are more varied. There are several streets where gabled roofs are prevalent and there are also existing roof extensions of various designs on a number of properties.
6. The maisonettes on this side of Barncroft Road have a strong degree of regularity, resulting in part from their symmetrical, fully hipped roof form. However, they are not identical, having a number of variations in external decoration and fenestration. The regularity is also limited to one side of the street only. The buildings opposite are of contrasting designs and include a prominent building with gabled roof immediately opposite the appeal site.
7. Given this varied context, there is nothing so distinctive about the street scene as to justify preserving the existing fully hipped roof form at all costs. The proposed roof extension would preserve the existing ridge line and roof pitch and would be finished in matching external materials. The architectural detailing would complement that of the existing building and its neighbours. There is sufficient space around the building to off-set the additional building mass, without the extended roof appearing bulky or visually dominant.
8. Although the proposed dormer would extend across much of the rear roof slope, it would be set in from the outer flank wall and below the ridge line. This would provide a degree of visual subservience, such that the dormer would not appear out of scale with the main roof. Public views of this rear part of the building are limited and at an oblique angle, such that the dormer would not be a dominant feature in the street scene.
9. I have noted that the supporting text to Policy DBE10 of the Epping Forest District Local Plan 1998 cautions that loft conversions may spoil the balanced appearance of a pair of semi-detached properties. However, in this particular case, while the extended building would be a-symmetrical, this would not be harmful to the wider street scene, for the reasons outlined above.
10. I conclude that the proposed development would not harm the character and appearance of the existing dwelling or its surroundings. It would accord with Policies CP2, DBE3 and DBE10 of the Epping Forest District Local Plan adopted January 1998, with Alterations adopted July 2006, and with Policy DM9 of the Submission Version Epping Forest District Local Plan 2017. These policies require amongst other things that new development should relate positively to its context and locality and that residential extensions should complement the appearance of the street scene and the existing building.

Other Matters

11. I have considered other matters raised by third parties, but these do not change my conclusions on the main issues as set out above. Since the

properties at the rear of the appeal site are already overlooked by first floor rear windows on Barncroft Road, the proposed development would not cause any additional loss of privacy. Arrangements to facilitate construction, including the erection of scaffolding, are a private matter between the relevant parties involved.

Conditions

12. I was supplied with no suggested conditions in respect of this proposed development by the Council. Nevertheless, I have considered what conditions should be imposed, taking into account advice in the National Planning Policy Framework July 2021 and Planning Practice Guidance.
13. In addition to the standard condition which limits the lifespan of the planning permission, I have specified the approved plans for the avoidance of doubt and in the interests of proper planning.
14. A condition relating to the use of external materials matching those of the existing property is also necessary to ensure that the appearance of the proposed extension would harmonise with that of the existing building.

Conclusion

15. For the above reasons, having had regard to the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be allowed.

Jane Smith

INSPECTOR