



Appeal Decision

Site visit made on 24 October 2022

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

an Inspector appointed by the Secretary of State

Decision date: 3rd November 2022

Appeal Ref: APP/W1905/D/22/3305617

Westhill House, 2 Westhill Road, Hoddesdon, Hertfordshire EN11 9DB

- 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 S Stevens against the decision of Broxbourne Borough Council.
The application Ref 07/22/0428/HF, dated 24 April 2022, was refused by notice dated 19 July 2022.
 - The development proposed is described as Two storey side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for the Two storey side extension at Westhill House, 2 Westhill Road, Hoddesdon, Hertfordshire EN11 9DB in accordance with the terms of the application, Ref 07/22/0428/HF, dated 24 April 2022, 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 and details: 20309-P001-A, 20309-P002-A, Tree Protection Plan dated 2 August 2020 and Arboricultural Report dated 3 July 2020.
 - 3) The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall match those used in the existing building.

Main Issue

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

Reasons

3. The appeal site is a detached two storey property on a corner plot within a predominantly residential area. The appeal site is located on the junction of Westhill Road and Ware Road. The proposed two storey side extension would project forward from the front elevation forming a link with the detached garage and project beyond the rear elevation.

4. The proposed development would be substantial in size adding bulk to the existing property. The site is screened to a degree by mature landscaping notwithstanding this the proposed development would be noticeable to the surrounding area.
5. Both parties have drawn my attention to approved applications at the appeal site¹. I have considered the approved development against the proposed development before me. I note that there are differences including alteration to the roof design incorporating an increase in height, addition of a chimney, alterations and increase in window openings and a reduction in footprint.
6. Nonetheless the approved scheme is similar in terms of massing, scale and proximity to the boundary to that of the proposal before me. I therefore give this significant weight.
7. I find that the proposed development would not significantly differ from the already approved scheme in terms of its effect on the surrounding area. In terms of design the proposed development would match the parent property and the features proposed would be well balanced.
8. I therefore conclude that the proposal would not harm the character and appearance of the area. There is no conflict with Policies DSC1 and DSC2 of the Broxbourne Local Plan 2018-2033 (2020) which amongst other things seek to achieve good design respecting character and design and be appropriate to the local context and site.
9. There is no conflict with the National Planning Policy Framework 2021 which seeks to secure good design which adds to the overall quality of the area.

Conclusion and Conditions

10. I have imposed a standard condition relating to the commencement of development. I have included a condition specifying the relevant plans and details as this provides certainty. In the interest of safeguarding the character and appearance of the property I have imposed a condition relating to the external materials.
11. For the above reasons I conclude that this appeal should be allowed.

C Pipe

INSPECTOR

¹ Applications: 07/21/1029/HF and 07/20/0459/HF