



Appeal Decision

Site visit made on 30 January 2023

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

an Inspector appointed by the Secretary of State

Decision date: 16 February 2023

Appeal Ref: APP/J1915/D/22/3312681

Beards Oak, Ardeley, Hertfordshire SG2 7AN

- 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 Hazel Georgiades against the decision of East Hertfordshire District Council.
 - The application Ref 3/22/1608/HH dated 27 July 2022, was refused by notice dated 6 October 2022.
 - The development proposed is two storey rear extension incorporating two rooflights, insertion of dormer window, alterations to front porch, creation of car port and alterations to fenestration.
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Decision

1. The appeal is allowed and planning permission is granted for two storey rear extension incorporating two rooflights, insertion of dormer window, alterations to front porch, creation of car port and alterations to fenestration at Beards Oak, Ardeley, Hertfordshire SG2 7AN in accordance with the terms of the application, 3/22/1608/HH dated 27 July 2022, 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, Drawing No's: 001 Rev P01, 002 Rev P01, 050 Rev P01, 100 Rev P01, 110 Rev P01, 120 Rev P01, 200 Rev P01, 210 Rev P01, 220 Rev P01 and 300 Rev P01.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the approved plans, identified in condition 2.

Procedural Matters

2. The Council changed the description of development from that stated on the application form in the interests of clarity. I consider that the amended description accurately describes the appeal scheme and accordingly I have adopted the amended description in the heading above.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area and the appeal property itself.

Reasons

4. The site is within a predominantly residential area, in a rural location. Properties in the area vary in terms of form and design. The appeal property is located within a spacious plot, set back from the highway. There is a feeling of openness within the area which adds to the character of the appeal site.
5. The ground floor of the proposed rear extension would form an 'L' shaped addition to the property. Along with the car port a small part of the ground floor extension would have a green roof.
6. The proposed rear dormer addition would be large covering the majority of the rear roof slope adjacent the proposed two storey extension. Both the dormer and the two storey extension are slightly set below the ridge line of the existing property. The two storey extension and dormer would add considerable bulk to the existing property which is modest in scale.
7. The appeal proposal includes roof slates to match the existing property, dark grey metal to match the roof slates, and white lime wash to the existing property in line with the proposed development. The materials used for the development could be secured through the imposition of a planning condition. As a consequence, the property would be read as a whole and not as an extension to the existing property.
8. The proposed extension and additions at the rear of the appeal site would not be obvious in the streetscene, due to the design, materials, siting and screening of the site by a large existing outbuilding within the appeal site and landscaping the works.
9. The Council did not raise concerns with regard to the proposed alterations to fenestration, front porch and creation of a car port, from the information I have before me I do not disagree.
10. I find that the proposed development would not harm the character and appearance of the area nor the appeal property itself.
11. There is no conflict with Policies HOU11, DES4 and GBR2 of the East Herts District Plan (2018) which seek amongst other things to ensure development is of high standard of design appropriate to the character and context of an area.
12. There is no conflict with the National Planning Policy Framework (2021) which seeks amongst other things to ensure developments are of good design appropriate and sympathetic to their surroundings.

Conclusion and Conditions

13. For the above reasons I conclude that this appeal should be allowed.
14. I have attached the standard time limit condition and a plans condition as this provides certainty. I have also added a condition concerning materials to ensure a satisfactory appearance.

C Pipe

INSPECTOR