



Appeal Decision

Site visit made on 18 August 2023

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th September 2023

Appeal Ref: APP/J1535/D/23/3324103

14 Tycehurst Hill, Loughton, Essex IG10 1BU

- 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 Bala Balendra against the decision of Epping Forest District Council.
 - The application Ref: EPF/0599/23, dated 16 March 2023, was refused by notice dated 22 May 2023.
 - The development proposed is the part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space.
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Decision

1. The appeal is allowed and planning permission is granted for part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space at 14 Tycehurst Hill, Loughton, Essex IG10 1BU in accordance with the terms of the application Ref: EPF/0599/23, dated 16 March 2023, subject to the conditions in the attached schedule.

Main Issue

2. The main issue is the effect on the character and appearance of the local area.

Reasons

3. The appeal dwelling is a detached two storey house with an integrated garage and another attached flat roofed garage to one side. It sits on a relatively generous plot with good sized front and rear gardens. It is located in an area made up of detached and semi-detached houses on similar sized plots.
4. Although the plots are generous the houses are of a scale that they appear densely developed, sitting widely across their plot width and with limited space between dwellings, which appears to be a spatial characteristic of the local area. The houses in the local area, including the appeal dwelling, also generally express English vernacular styles, as is common in residential areas of this type, but do so using a wide variety of design details and materials.
5. The proposal would result in a significant increase in the size of the existing house, through the addition of a two storey side and rear extension and the additions of living accommodation at second floor level, within a substantially reworked roof form. The architectural expression of the appeal dwelling would also change, with the elimination of the expressed central bay at first floor level

on the front elevation, and through the creation of two symmetrical full height front feature gables to either side of the front elevation, with a central dormer window between at roof level.

6. The proposal would result in the appeal dwelling being wider and deeper on its plot than existing, and a storey taller adjacent to the boundary nearest to the existing attached garage. This would, however, reflect the proportionate scale of houses to their plots evident in the local area, thereby reflecting the spatial characteristic of the local area that I have identified. Further, the proposal would also demonstrate an English vernacular architectural expression, which would reflect the character and appearance of the local area.
7. For these reasons, I find that the proposal would not appear as a cramped form of development on its plot or within the wider context of the local streetscene. Further, I find that the proposal would reflect the established character and appearance of the local area and would not appear unduly prominent within this context.

Other Matters

8. Concerns have been raised by other parties related to embodied carbon-dioxide and carbon assessments related to replacement buildings. In this case, however, only a partial demolition and extension of an existing building is proposed, and no such assessment is required to allow a full planning assessment of such proposals.
9. Concerns have also been raised by other parties in relation to an increase in vehicular movements associated with the proposal and a concomitant increase in air pollution from vehicle emissions within the Epping Forest Special Area of Conservation. Within the context of an increase in the number of bedrooms to an existing house in this area, any increase in vehicle movements would, however, be minimal and would not be to an extent that would result in any significant harm in this regard.
10. For the reasons given above, I do not find that the proposal would result in any significant harm to the character and appearance of the local area and would accord with policy DM9 of the Epping Forest Local Plan 2011-2033 (2023) and paragraphs 126 and 130 of the National Planning Policy Framework (2021). These collectively seek to ensure that development, including extensions, are of high quality design and relate positively to their context.

Conditions

11. I have had regard to the Council's suggested conditions in case I was minded to allow this appeal. I have not included the suggested condition related to wheel washing facilities as I do not find that this would be proportionate or necessary for the scale of development proposed. I have also not included the suggested condition limiting site working hours, as this would likewise be disproportionate to the type and scale of the proposal and would also duplicate noise control legislation enforced separately by the Council.
12. Along with the standard condition for the time limit on implantation of the development, in the interests of design quality I have included conditions requiring compliance with approved plans and materials that match those of the existing property. In the interests of maintaining the existing level of biodiversity

and tree presence in the local area I have included a condition requiring the replacement planting to compensate for 4 trees required to be removed to accommodate the proposal. In the interests of privacy, I have also included a condition requiring obscured glazing.

Conclusion

13. The appeal is allowed.

Victor Callister

INSPECTOR

Schedule of 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: 02 Rev A and 03.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 4) The first and second floor windows to the en suite bathrooms in the rear and flank elevations of the development hereby permitted shall at all times be glazed with obscured glass and no part of that window that is less than 1.7 metres above the floor shall be capable of being opened.
- 5) Prior to the occupation of the building or completion of the development hereby permitted, whichever is the earliest, 4 replacement trees of 12-14cm girth and of a species and in a position as agreed in writing by the Local Planning Authority shall be planted and if within a period of five years from the date of the planting or establishment of these trees they are removed, uprooted, destroyed, die or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted in the same position.