



Appeal Decision

Site visit made on 22 August 2023

by E Catcheside BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 September 2023

Appeal Ref: APP/Y1945/D/23/3321543

8 Garston Lane, Watford, Hertfordshire WD25 9QJ

- 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 D Posila against the decision of Watford Borough Council.
 - The application Ref 23/00192/FULH, dated 3 March 2023, was refused by notice dated 19 April 2023.
 - The development proposed is a hip to gable with 2 storey and single storey side and rear extension with rear dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host building and the local area.

Reasons

3. There is some variety along the length of the Garston Lane frontage, but it is predominantly made up of large, semi-detached dwellings. These are set back from the road behind a consistent building line. The appeal property is an anomaly in that it is detached, but it shares many of the common features which make the properties in this part of the street distinctive, including the double height bay windows and hipped roofs.
4. The proposed additions to the side and rear of the dwelling, along with the rear dormer and roof extension, would add substantial bulk and mass to the host dwelling. Taken in combination, the various extensions would represent a disproportionate addition to the host dwelling and would lack visual subordination. The side extension would be set off the boundary with No 10, but its tiered roof structure would have an incongruous and awkward appearance, particularly when viewed from Garston Lane. The design of the development overall would be unsympathetic to the existing building, and it would detract from local distinctiveness.
5. In support of the appeal, my attention was drawn to the two-storey rear extension and rear dormer at 10 Garston Lane, which I saw from the appeal site on my site visit. I do not know the background to this development but in any event its appearance and massing is not directly comparable to the design of the appeal scheme, which would feature a more contrived arrangement of different roof forms.

6. I conclude that the proposed development would cause material harm to the character and appearance of the host building and the local area. This would be contrary to policies QD6.2 and QD6.4 of A Sustainable Town: Watford Local Plan 2021-2038 which, amongst other things, requires development to reflect local character and relate to local context.

Conclusion

7. For the reasons given above I conclude that the appeal should be dismissed.

E Catcheside

INSPECTOR