

# Appeal Decision

Site visit made on 23 October 2023

**by Mr C J Tivey BSc (Hons) BPI MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 7<sup>th</sup> November 2023**

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**Appeal Ref: APP/J1535/D/23/3324842**  
**14 Brook Road, Loughton, Essex IG10 1BW**

- 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 Paula Coakley against the decision of Epping Forest District Council.
  - The application Ref EPF/0767/23, dated 3 April 2023, was refused by notice dated 9 June 2023.
  - The development proposed is for conversion of loft space into bedroom and bathroom, hipped roof changed to gable end, front and rear dormer windows, 4no. roof windows, internal ground reconfiguration with 3no. sets of bi-folding doors to rear elevation, replacing existing doors and window.
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## Decision

1. The appeal is dismissed.

## Main Issues

2. The main issues are the effect of the appeal proposals upon the character and appearance of the area, including upon a Gingko tree which is protected by a Tree Preservation Order.

## Reasons

3. The appeal site comprises a detached two storey house at the junction of Brook Road with Brooklyn Avenue with all of its elevations visible within the public realm.
4. The main range of the dwelling has a four sided hipped roof, albeit with two storey gable projections to three of the four elevations. The main roof would be extended such that gable walls would be created to the north west and south west elevations, with a dormer window proposed at each of the other sides.
5. I note the examples of where neighbouring properties have been extended, including those with hip to gable and rear dormer conversions, however ultimately each case must be assessed on its own merits. I consider that the proposed roof extension would lead to a bulky and incongruous form of development that would be obtrusive within the street scene and this incongruity would be further accentuated by the proposed dormers that would be highly visible within the respective street scenes.

6. Therefore, I cannot agree that siting, scale and design of the loft conversion would ensure that it would remain in keeping with the host building; notwithstanding that the external finishing materials would match the existing.
7. In respect to the protected tree, the canopy is in close proximity to the front elevation facing Brook Road. However provided that scaffolding were erected in a sensitive manner, and bearing in mind the set-back of the proposed gable on the south west elevation, I consider that the scheme would have unlikely given rise to harm to the tree's long term health, if I had been so minded to have allowed the appeal.
8. Overall however, I consider that the proposed roof extension by reason of its overall scale and bulk would constitute a disproportionate and unsympathetic addition to 14 Brook Road which would be harmful to the overall character and appearance of the area. I find the proposal contrary to Policy DM9 of the Epping Forest District Local Plan 2011 – 2033 which stipulates that all new development must achieve a high quality of design and contribute to the distinctive character and amenity of the local area.

### **Conclusion**

9. Having regard to the above and all other matters raised by the appellant, I conclude that the appeal be dismissed.

*C J Tivey*

INSPECTOR