
Appeal Decision

Site visit made on 20 February 2024

by D J Barnes MBA BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6TH March 2024

Appeal Ref: APP/B1930/D/23/3336078
200 Sandridge Road, St Albans AL1 4AL

- 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 and Mrs J Ibbotson against the decision of St Albans City and District Council.
 - The application Ref 5/23/1246, dated 13 June 2023, was refused by notice dated 27 November 2023.
 - The development proposed is the erection of a first floor front extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The amendments of the National Planning Policy Framework were published in December 2023 after the determination of the appeal application. These amendments do not alter the basis upon which this appeal has been assessed.

Main Issue

3. It is considered that the main issue is the effect of the proposed development on the character and appearance of the host property and the streetscene.

Reasons

4. The appeal property is a 2-storey detached dwelling forming part of a linear form of residential development fronting Sandridge Road. The streetscene is characterised by primarily detached dwellings of varying designs which are set back varying distances from the carriageway to the rear of the footways and grassed areas. The streetscene has a spacious character and appearance.
5. The proposed development includes the erection of a first floor front extension which would be located above a single storey garage. By reason of its scale, the proposed extension would not be a disproportionate addition to the property. Further, from the road the extension would be seen against the context of either the property or 198 Sandridge Road which is sited further forward. The scale and siting of the appeal scheme would not cause the resulting property to be an unduly prominent feature within the spacious character and appearance of the streetscene.
6. However, when viewed from the road the proposed extension would be poorly related to the design and roof form of the property. The proposed extension would not be integrated with the overall roofscape of the property. The

proposed crown roof form of the extension would fail to respect the hipped roof form of the property. Further, because of the valley gutter between the proposed extension and existing front gable feature, the appeal scheme would have the appearance of an unrelated addition.

7. Reference has been made by the appellants, to other crown roof forms at 232 and 61 Sandridge Road which were observed during the site visit. However, these other schemes are indicated in the evidence to comprise the redevelopment of these plots rather than involving front extensions to existing dwellings. Accordingly, these other schemes are given limited weight in the determination of this appeal.
8. Although the scale of the resulting property would not cause harm to the character and appearance of the streetscene, this matter is outweighed by the proposed extension not being of the necessary high standard of design compatible with the architectural style and roof form of the host property as required by Policies 69 and 72 of the St Albans District Local Plan Review (LP).
9. Accordingly, and for the reasons given, it is concluded that this appeal should be dismissed because the proposed development would cause unacceptable harm to the character and appearance of the host property and, as such it would conflict with LP Policies 69 and 72.

D J Barnes

INSPECTOR