



Appeal Decision

Site visit made on 25 March 2024

by Ian McHugh DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 April 2024.

Appeal Ref: APP/J1535/D/23/3331414

79 Coppice Row, Theydon Bois, CM16 7DL

- 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 Ms Polly French against the decision of Epping Forest District Council.
 - The application Ref EPF/1675/23, dated 13 July 2023, was refused by notice dated 18 September 2023.
 - The development proposed is existing roof altered to provide additional floorspace, demolition of side extension, new extension to rear, internal alterations and conversion of existing garage to become a habitable room.
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Decision

1. The appeal is allowed and planning permission is granted for existing roof altered to provide additional floorspace, demolition of side extension, new extension to rear, internal alterations and conversion of existing garage to become a habitable room at 79 Coppice Row, Theydon Bois, CM16 7DL in accordance with the terms of the application, Ref EPF/1675/23, dated 13 July 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin no 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: Site and Location Plan – PL01; Proposed Plans, Elevations and Section – PL03; Proposed Site and Location Plans – PL04; and Proposed Street Elevation – PL05.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby approved shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of both the existing dwelling and the streetscene.

Reasons

3. The appeal property is a detached 'chalet' style dwelling, which faces a main road leading to and from Theydon Bois. The area is residential in character with dwellings in the locality mixed in terms of their age, appearance and size. A two-storey dwelling adjoins the appeal site on one side, with a single-storey bungalow on the other side.

4. The proposal contains several different elements, as described in the heading above. If allowed, I consider that the extensions and alterations would significantly alter the scale and appearance of the dwelling and it would take on the appearance of a two-storey dwelling.
5. The Council contends that the proposal would appear overly prominent and incongruous, because of its proposed scale bulk and mass. Particular reference is made to the impact of raising the roof and the proposed two-storey front gable. As a result, the Council considers that the proposal would conflict with Policy DM9 of the adopted Epping Forest District Local Plan (LP). This policy seeks to ensure (amongst other things) that the design of new development is of high quality that relates positively to local characteristics. This accords with paragraph 135 of The National Planning Policy Framework 2023 (The Framework), which contains similar provisions.
6. I note that the Council concludes that the proposal would not have a harmful impact on the living conditions of the occupants of the neighbouring dwellings. I have no reason to disagree with that view.
7. The proposal would increase the prominence of the appeal property, because of its increased height and by the construction of the gabled projection at the front. However, in my opinion, that would not be unacceptable. The existing dwelling is of no particular architectural interest and I am not persuaded that a change to its character and appearance would be harmful. Furthermore, two-storey dwellings are already a strong feature and characteristic of the streetscene along this part of Coppice Row.
8. In addition, the appellant has drawn my attention to other properties in the vicinity of the appeal site which exhibit prominent gabled features on the front of the dwellings. I viewed these during my site visit and whilst the proposed gable on the appeal property would be wider than some of the others on Coppice Row (with the exception of Sorrell House), I consider that this feature it would not be out of character with the existing streetscene.
9. For these reasons, I conclude that the proposal would not conflict with Policy DM9 of the LP, or with the provisions of The Framework, as referred to above.

Conditions

10. The Council has suggested conditions in the event of the appeal being allowed. In addition to the standard conditions relating to the commencement of development and the list of approved plans, a condition is also imposed requiring the use of matching external materials. This is necessary to ensure a satisfactory external appearance.

Conclusion

11. It is concluded that the appeal be allowed.

Ian McHugh

INSPECTOR