



Appeal Decision

Site visit made on 19 July 2024

by **J L Cheesley BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 07 August 2024.

Appeal Ref: APP/C1570/D/24/3340500

74B Little Walden Road, Saffron Walden CB10 2DW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Jake Tilley against the decision of Uttlesford District Council.
 - The application Ref is UTT/23/2881/HHF.
 - The development proposed is a first-floor side extension and internal alterations. Alternative scheme with pitched roof and revised materials to that refused under UTT/23/1149/HHF.
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Decision

1. The appeal is dismissed.

Main Issues

2. I consider the main issues to be the effect of the proposal on the character and appearance of the existing dwelling and surrounding area.

Reasons

3. The appeal property is a two-storey detached dwelling in a predominately residential area comprising dwellings of various designs and sizes. The character and appearance of this area are defined by the variety of styles of dwellings, with no one dwelling unacceptably dominating the streetscene.
4. The proposal includes a first-floor side extension, which would include an asymmetrical gable on the front façade adjacent to an existing full gable on the existing dwelling. In addition, the proposed first floor would be jettied over the ground floor section. A further addition would be a box bay window.
5. Saved Policies GEN2 and H8 in the Uttlesford Local Plan (2005), indicate that development should be compatible with the appearance of surrounding buildings and should respect the appearance of the existing dwelling with regard to scale, design and external materials.
6. Policy SW3 in the Saffron Walden Neighbourhood Plan 2021-2036 seeks to ensure that new development integrates well with existing neighbourhoods while seeking, where appropriate, to improve the aesthetic of the immediate area.
7. From my observations, due to its design in such a prominent position, the proposed asymmetrical gable would appear at odds with the existing property, particularly being adjacent to the existing full gable. The first-floor element being jettied over the existing ground floor would create an unsympathetic design, which would be

exacerbated by the proposed use of different materials to those on both the existing dwelling and immediate area. As such, I consider that the proposed first-floor extension would appear as a more prominent feature than the original property, which would not respect the appearance of the original dwelling. In addition, the proposed box bay window, due to its design and position, would appear at odds with the existing fenestration.

8. For the above reasons, I consider that the proposal would have an adverse effect on the character and appearance of the existing dwelling. In such a prominent location, this would be to the detriment of the character and appearance of the surrounding area. Whilst the surrounding area is characterised by dwellings of various designs, none are of the scale and design of the proposal before me.

Conclusion

9. In reaching my conclusion I have had regard to all matters raised including examples of other developments. None are directly comparable to the proposal before me, which I have determined on its individual merits.
10. For the reasons stated above, I conclude that the proposal would have an adverse effect on the character and appearance of the existing dwelling and surrounding area. Thus, the proposal would be contrary to saved Local Plan Policies GEN2 and H8 and Neighbourhood Plan Policy SW3. In addition, the proposal would be contrary to the National Planning Policy Framework where the Framework seeks to ensure good design that is sympathetic to local character. The policies referred to above are broadly in accordance with the Framework in this respect.
11. For the reasons given above the appeal should be dismissed.

J L Cheesley

INSPECTOR