



Appeal Decision

Site visit made on 3 January 2025

by **Gary Deane BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 20th January 2025

Appeal Ref: APP/1535/D/24/3353279

1 Crossfields, Loughton, Essex IG10 3PY

- 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 Mrs Kathryn Thomas against the decision of Epping Forest District Council.
 - The application reference is EPF/1397/24.
 - The development proposed is the erection of a double storey side extension, new window to rear ground floor in place of door, new doors to rear ground floor, new raised platform to rear and internal alterations.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a double storey side extension, new window to rear ground floor in place of door, new doors to rear ground floor, new raised platform to rear and internal alterations at 1 Crossfields, Loughton, Essex IG10 3PY in accordance with the terms of the application Ref EPF/1397/24 subject to the conditions set out in the schedule to this decision.

Procedural matter

2. On 12 December 2024, a revised National Planning Policy Framework (the Framework 2024) was published. The Framework 2024 does not raise any new matters that are determinative to the outcome of this appeal.

Main Issues

3. The main issues are the effect of the proposed development on the character and appearance of the host building and the local area; and on the living conditions of the occupiers of 26 Chequers Road with particular regard to visual impact.

Reasons

Character and appearance

4. The appeal property is a 2-storey end terrace house that occupies a prominent irregular shaped plot adjacent to the junction of Crossfields and Chequers Road within an estate style residential area. In the area around No 1, properties are similar in style and age with some variety in type, scale and general appearance partly due to various extensions and alterations that have been carried out.
5. The proposal is primarily to introduce a 2-storey side extension with the front and rear walls just set back from those of the host building and a slightly lower ridgeline than the main house. The new addition would have a dual pitched roof with a gable

end like that of the existing dwelling. Taken together, this arrangement would allow the scale and proportions of the original building to remain evident. As the new extension would be a proportionate addition and appropriate in fenestration with matching external materials, it would relate reasonably well to the host building.

6. Because No 1 would be more substantive in-built form than the existing house, the finished property would gain some prominence in the street scene. Even so, the completed dwelling would remain set back from the road and, with a garden at the front and the existing open space at the corner of the adjacent junction unchanged, the sense of space within the streetscape would be largely retained.
7. Overall, the house, once enlarged, would have changed on 3 sides. However, the finished building would achieve the standard of design sought by planning policy and be in keeping with the intrinsic character of the appeal dwelling. From what I saw, several other properties include 2-storey side extensions that are clearly visible from the road with no detriment to the overall quality of the area. In that varied context, the proposal would not be disproportionate in scale or bulk, obtrusive nor an uncharacteristic addition to the local area.

Living conditions

8. Of the properties near to the site, it is the occupiers of 26 Chequers Road, which stands almost at right angles to the appeal dwelling that are likely to be most affected by the proposal. This neighbouring property includes a part single storey, part 2-storey side extension. Due to the difference in ground levels, the proposal would occupy a slightly elevated position relative to this adjacent property.
9. In the rear elevation of No 26 are several windows from which the proposed extension would be evident. Given the relationship between Nos 1 and 26, views from these rear windows would be at a tight oblique angle with the main direction of outlook across the back garden and beyond largely unaffected. While the new extension would be visible from No 26, its presence would not be so great as to overbear on the occupiers of this adjacent property.

Conclusion on the main issues

10. On the main issues, I therefore conclude that the proposed development would not cause significant harm to the character and appearance of the local area or harm the living conditions of the occupiers of No 26. Accordingly, there is no conflict with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (Part One). This policy promotes good design and aims ensure that development respects local character and safeguards residential amenity.

Conditions

11. In addition to the standard time limit condition, it is necessary to impose a condition that requires the development to be carried out in accordance with the approved plans for certainty. To ensure the satisfactory appearance of the development, a condition is imposed to require the use of external materials that match those of the existing dwelling, as proposed.

Conclusion

12. There are no material considerations that indicate the proposal should be determined other than in accordance with the development plan. For the reasons set out above, I therefore conclude that the appeal should be allowed.

Gary Deane

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not 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: Refs S.BP, S501, S502, S503, P601, P602, P603 and the Location Plan that shows the site edged red.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.