



Appeal Decision

Site visit made on 28 January 2025

by **J Bell-Williamson MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17th February 2025

Appeal Ref: APP/J1535/D/24/3346704

34 Habgood Road, Loughton, Essex IG10 1HF

- 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 Mark Maguire against the decision of Epping Forest District Council.
 - The application Ref is EPF/2723/23.
 - The development proposed is part single part two storey rear extension and two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for part single part two storey rear extension and two storey side extension at 34 Habgood Road, Loughton, Essex IG10 1HF. The permission is granted in accordance with the terms of the application Ref EPF/2723/23, dated 12 December 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 02 Revision D (plans and elevations).
 - 3) The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.

Preliminary Matters

1. A revised version of the National Planning Policy Framework was published on 12 December 2024. The content of the revised Framework has been considered but in light of the facts in this case it does not alter my conclusion.

Main Issue

2. The main issue is the effect of the proposed two storey extension on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. The appeal property is a two storey semi-detached dwelling located in a residential cul-de-sac. The surrounding area is residential in character.

4. The Council indicates that the proposed single storey extension is acceptable and, therefore, its principal concern relates to the form and position of the two storey extension to the side and rear.
2. The two storey extension would be lower in height than the host dwelling and the roof form to the front would reflect the existing hipped roof, which is also characteristic of the wider area. While the extension would result in a greater depth of two storey built form to the rear of the property, it would be well set-back from the frontage of the appeal property. As such, despite the additional depth, due to the extent of the set-back and lower height the extension would be subordinate to the host dwelling.
3. The appeal property is located around a relatively small turning circle at the end of the cul-de-sac and, consequently, is positioned on an angled plot, which widens to the rear. Due to this layout, the extent of set-back from the property's frontage and the lower roof height, the two storey extension would not readily be visible from most public realm views.
4. Most properties within the immediate street scene appear to be unaltered to the side. However, there is an example of a similar two storey side extension at No 38, which is also well set-back from the property's frontage. The proposal would not, therefore, be uncharacteristic of the type of extension that exists within the surrounding area.
5. I have had regard to the representation from the Town Council, which raises matters addressed under the main issue. With regard to other matters raised, an acceptable degree of separation would be retained between neighbouring dwellings, their gardens and the two storey extension. I have no basis to conclude based on the submitted details that the development would impinge on land outside the appellant's control.
5. Accordingly, for these reasons, I conclude that the proposed two storey extension would not have a harmful effect on the character and appearance of the host dwelling and the surrounding area. Consequently, it is not contrary to Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023), which requires all new development to achieve a high quality of design and to contribute to the distinctive character and amenity of the local area.

Conclusion and Conditions

6. For the reasons given above, the appeal should succeed. Of the Council's suggested conditions I have imposed the standard time condition and, to ensure the proper implementation of the proposal, one requiring development to be carried out in accordance with the approved plans. I agree that a condition requiring external materials to match those of the existing dwelling is also necessary in the interests of the character and appearance of the area.

J Bell-Williamson

INSPECTOR