



Appeal Decision

Site visit made on 14 October 2025

by **C Walker BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 15 October 2025

Appeal Ref: APP/C1570/W/25/3366749

35 Station Road, Felsted, Essex CM6 3HD

- 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 Omar Nicholls against the decision of Uttlesford District Council.
 - The application Ref is UTT/25/0527/HHF.
The development is described as 'First floor gable ended extension to form new bedroom with en-suite bathroom over existing ground floor dining room, office and living room. New bedroom to have void space over living area to form double height living space with new full height gable end glazing. New dormer window to front elevation, to form new en-suite bathroom at first floor level. New front entrance porch lined up with existing dormer window at first floor level. New external private terraces to be formed in pitched roof over living room and kitchen to rear side of building, bi-fold doors to form access from bedrooms to private terrace areas. New full height glazing to gable end, new full height glazing to side elevation to double height living area.'
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Decision

1. The appeal is allowed and planning permission is granted for extensions and alterations at 35 Station Road, Felsted, Essex CM6 3HD in accordance with the terms of the application, Ref UTT/25/0527/HHF, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans, Ref: 001 (Site Location Plan), Ref: 002 (Block Plan), Ref: 000/006 (Proposed Ground and First Floor Plan), Ref: 000/007 (Proposed Elevations) and Ref: 000/008 (Proposed Porch).
 - 3) Prior to the commencement of the development hereby approved, details of all external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Preliminary Matters

2. The appellant has submitted an amended plan with this appeal which shows the omission of the full height glazing on the side elevation, retaining the existing window, plus the addition of a rooflight. This amendment does not make a substantial difference or fundamental change to the development when compared to the plans upon which the Council made its decision. The Council and interested parties have had the opportunity to review and comment on this evidence as part of the appeal such that it would not cause

procedural unfairness by my acceptance of it. I have therefore determined the appeal on the basis of the amended plan.

3. The amended plan has necessitated a change to the description of the development. Given the original description is unnecessarily descriptive, the development can be adequately described as extensions and alterations, and my decision reflects this change.
4. My attention is drawn to an emerging Local Plan, submitted for examination in December 2024, which the Council say attracts limited weight due to its stage in production. I see no reason to disagree. Therefore, I determine the appeal based on the adopted development plan.

Main Issue

5. The main issue is the effect of the proposal on the appeal dwelling and the character and appearance of the area.

Reasons

6. The appeal site comprises a detached dwelling in the village of Felsted. Located between substantial semi-detached and detached dwellings that line this side of the road, No. 35 is set back into the site behind an established tree within a plot that is wider than most in the area. There is a mix of dwelling types and designs along this stretch of Station Road. Typically, they boast pitched to gable or hipped roof forms with some having projecting gables. The grass verges, informal frontage boundary treatments, hedgerows, tree planting and the placement of dwellings gives the area a semi-rural, verdant character and appearance.
7. The first-floor extension would increase the scale and massing of the dwelling when viewed from the street-scene to its south-eastern side. However, whilst moderately extending the unbroken ridge line, it does so in a manner that respects the existing features of the dwelling and wider area. Whilst noting that Policy H8 of the Uttlesford Local Plan (ULP) (2005) expects extensions to respect the scale and design of the original building, I have not been shown where the requirement for subservience is set out. Although I have been referred to the Uttlesford District -Wide Design Code 2024, no specific part of this has been drawn to my attention. Neither has any compelling evidence been presented to show if and how the original building contributed to the character and appearance of the area.
8. Furthermore, given the scale and massing of the pairs of dwellings to the north-west along Station Road, which have substantial unbroken roof lines, this would not be seen as incongruous or overly dominant to the character and appearance of the area. Moreover, as a dwelling set apart from its neighbours in a large plot, it would have sufficient breathing space around it to avoid having a dominating or overly prominent effect on the character and appearance of the area.
9. It is evident that No. 35 has been significantly extended over time from its original form, which the Council note has caused cumulative harm to the dwelling, in part, from an overly complicated roof design. Owing to the dwellings generous set back from the road and relatively discreet corner

positioning in the street scene, the roofscape most visible from the south side, would not be particularly prominent from the wider area. In any event the proposal would reduce the complexity of the roof form.

10. To the rear, the extension would provide a sense of balance. Although its full height glazing contrasts with the fenestration of the existing dwelling, this is discreetly located, reducing its visual impact and allows for the evolution of the building to be read.
11. Overall, I find the proposals to have an acceptable effect on the appeal dwelling and the character and appearance of the area. Accordingly, I have found no conflict with Policy FEL/ICH1 of the Felsted Neighbourhood Plan 2018-2033 (NP) which supports development that respects the character of the area. Neither have I identified conflict with policies GEN2 or H8 of the ULP which expects designs to be compatible with the scale, form, layout, appearance and materials of surrounding and existing buildings.

Conditions

12. The Council has suggested three conditions are imposed, which I have considered and made minor revisions to.
13. In addition to the standard condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans for the avoidance of doubt and in the interests of certainty. A condition is also necessary to require details of the external facing materials in the interests of the character and appearance of the area.

Conclusion

14. For the reasons set out above, the appeal should be allowed.

C Walker

INSPECTOR