



Appeal Decision

Site visit made on 28 October 2025

by S Simms BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 November 2025

Appeal Ref: APP/J1535/D/25/3373462

70 Alderton Hall Lane, Loughton, Essex IG10 3HE

- 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 Ms Celeste Richardson against the decision of Epping Forest District Council.
 - The application ref. is EPF/1418/25.
 - The development proposed is part single part double storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal site comprises a two-storey semi-detached house. Like its unattached neighbour, it has a dual pitched roof with side gable, which retains the eaves of an original hipped roof, and a full width rear dormer. Similar pairs or terraces of four houses line the street at regular intervals. Some have been extended, but gaps at first floor level maintain the rhythm of the street. The unattached neighbouring house is set slightly higher and has a lean-to timber shed with plastic monopitch roof, which fills the gap between its side and the common boundary.
4. The effect of the proposal would be to reduce the gap between a pair of semi-detached houses and a terrace at two-storey height, disrupting the rhythm with which houses are sited along the street. This would be mitigated by the greater height of, and remaining gap to, the neighbouring house and the lower ridge of the extension with respect to the main house. However, it would be exacerbated by the continuous front wall that would result across the whole width of the plot, eliminating any meaningful space on this side of the boundary.
5. Whilst I note that other properties on the same street, such as No. 74, have been extended to the side boundary, these all maintain a gap at the first-floor level and so avoid a terracing effect that would harm the rhythm of the street. The proposal would harm the character and appearance of the area, contrary to Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the National Planning Policy Framework, both of which require proposals to relate positively to context and draw on local character. I attach significant weight to this policy conflict.

Other Matters

6. Whilst permitted development rights may exist for a single-storey extension up to the side boundary, that is of limited relevance, since it is the two-storey element that would have the greatest visual effect in terms of rhythm and separation.
7. I note that the proposal would enlarge a small bedroom to improve living standards for a family, but the short-term benefits to the current occupier would not outweigh the longer-lasting harm to the character and appearance of the area.

Conclusion

8. For the reasons given above the appeal should be dismissed.

S Simms

INSPECTOR