



Appeal Decision

Site visit made on 26 November 2025

by **P B Jarvis DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 December 2025

Appeal Ref: APP/J1535/W/25/3371829

167a Manor Road Chigwell IG7 5QB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr John Lawrence / Capital Children's Care Holdings Ltd against the decision of Epping Forest District Council.
 - The application Ref. is EPF/1096/25.
 - The proposed development is a loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted for loft conversion at 167a Manor Road Chigwell IG7 5QB in accordance with the terms of application ref: EPF/1096/25 and subject to the following 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: PL001 (existing elevations and sections, block and site plans, aerial photos), PL002 (existing plans), PL003 (proposed elevations and sections, block and site plans, aerial photos) PL004 (proposed ground and first floor plans), PL005 (proposed loft and roof plans).
 - 3) The materials to be used in the external construction of the extension hereby permitted shall match those used on the existing building.

Main Issue

2. The effect on the character and appearance of the host building and street scene.

Reasons

3. The appeal site comprises the upper part of an end of terrace property the ground floor being commercial and currently in use as a hairdresser. It is part of a terraced building comprising commercial uses on the ground floor with residential uses above. It is located on the corner of Manor Road with Grange Crescent in a small local centre with a further three storey parade of shops with residential above to the west separated by Grange Crescent and another to the south, directly adjacent to the other end of the terrace of which the appeal site forms a part.
4. The proposal involves altering the existing hip end roof to form a gable end and the installation of a rear flat roofed dormer to create a fourth bedroom with dressing room within the roofspace as additional accommodation to the first floor flat. The

- dormer would be set just below the ridge of the extended roof and set in from both edges.
5. The wider terrace within which the appeal site is a part is of traditional design and appearance with white rendered upper level elevations with black timbers with deep steeply pitched hipped roof above. The hipped roof of the terrace has a staggered ridge profile mirroring the sloping nature of Manor Road at this point. Its' appearance contrasts with the three storey parades located either side which are predominantly of brick elevations with flat roofs, though that to the west appears of more traditional appearance with feature brick detailing to the front elevation and flat roof hidden behind a parapet roof with decorative edge.
 6. The proposed alteration of the hipped end roof to gable end would introduce a different roof form at what is the more prominent end of the terrace, but it would remain of the same ridge height and roof pitch with matching materials and rendered side elevation to match the existing building. It would contrast with the hip end that would remain at the other end of the parade but the overall built form of this terrace, whilst pleasant and of relatively holistic form, is not entirely symmetrical with its staggered roof profile and other alterations in the form of front hipped roof forward extension located towards the centre of the terrace and a number of roof lights, albeit these do not affect the roof profile.
 7. In addition, the eastern end of the terraced building is sited close to the adjoining three storey parade such that much of the hipped roof at this end of the terrace is seen against a high flank wall which somewhat detracts from the appearance of this end of the building.
 8. Having regard to the above, the proposed gable end would not unacceptably detract from the pleasant traditional design and appearance of the block of which it is a part.
 9. The proposed rear dormer would extend across the majority of the rear roofslope of the extended gable end, though, as noted above, set down and away from the ridge and edges. Given its size and appearance incorporating a flat-roof, it would not be entirely sympathetic in design terms to the existing traditional appearance of the terrace. However, there are similarly sized flat roofed dormers within the wider terrace, on both adjoining properties. The design of the proposed dormer would therefore be in keeping with this established rear roof profile.
 10. The dormer would also add some bulk to the rear roofslope and would be particularly visible in views from the south approaching along Grange Crescent. However, it would be seen within the context of existing built forms, including the flat roofed extension to the rear of the premises. The additional bulk created by the new gable end would also not be entirely inconsistent with existing gable end built forms which are visible within the immediate street scene. It would be more prominent given its rendered finish and proximity to the street edge, but it would be read in conjunction with the three-storey building opposite and in views from Manor Road, would not appear unduly dominant, with only a partial view of the dormer visible to the rear.
 11. Overall, the proposal would not harm the character or appearance of the host building or the wider area. As such, there would be no conflict with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) which seeks high quality

design in all development that contributes to the distinctive character and amenity of the local area and relates positively to the locality having regard to building heights, the form, scale and massing around the site and the distinctive local architectural styles, detailing and materials.

12. The proposal would also satisfy the policies of the National Planning Policy Framework which seek to achieve well-designed places that function well, add to the overall quality of an area and are sympathetic to local character and the surrounding built environment whilst optimising the potential of a site.

Conditions

13. In addition to the standard time condition, a condition to refer to the approved plans is necessary in the interests of clarity. A condition to require matching materials is also necessary in the interests of the visual amenity of the area.

Conclusion

14. I therefore conclude that the appeal should be allowed.

P B Jarvis

INSPECTOR