



Appeal Decision

Site visit made on 5 September 2017

by I Radcliffe BSc(Hons) MRTPI MCIEH DMS

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 8th September 2017

Appeal Ref: APP/J1535/D/17/3178221

7 Colebrook Lane, Loughton, Essex IG10 2HQ

- 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 S Cicek against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/0187/17, dated 19 January 2017, was refused by notice dated 29 March 2017.
 - The development proposed is described as 'a revised planning application to overcome enforcement issues'.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension at 7 Colebrook Lane, Loughton Essex IG10 2HQ in accordance with the terms of the application, Ref PL/EPF/0187/17, dated 19 January 2017, and the plans submitted with it, subject to the following condition:
 - 1) Within 6 months of the date of this decision the dormer hereby approved shall be altered in line with drawing no DP/2922/PP/06.

Procedural matter

2. The description of development in the heading above has been taken from the planning application form. However, it is unclear from this description what the development is that planning permission is sought for. The description of the development that appears on the decision notice and on the appeal form is 'part retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (revised application to include alterations to dormer following refusal EPF/0181/16)'. I am content that this latter description, minus the superfluous wording, adequately describes the proposal and I shall use it in the determination of this appeal.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal property is an end of terrace house on a housing estate characterised by gable ended two storey dwellings with low angled pitched roofs. In the area, along Lawton Road, there are a number of large rear dormers similar to the one shown on the submitted plan.

5. The development for which permission is sought has largely been carried out. It consists of a two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension. The Council's objection is restricted to the rear dormer and has found all other aspects of the extensions and alterations to be acceptable. I have no reason to disagree with that position and agree that the two storey side extension, porch and single storey rear extension are well designed and complement the existing dwelling.
6. In relation to the loft conversion, a previous Inspector dismissed on appeal the rear dormer that has been built on account of its wide width¹. As the dormer is level with the unattached side of the house it has been incorporated into the flank wall, altering its shape and that of the roof. As a result, I agree that the dormer appears unduly large and prominent in public views from Colebrook Lane.
7. In the scheme that is the subject of this appeal, it is proposed that the dormer would be set in from the side of the house and its side clad in the same material as the rest of the dormer. In my judgement, the extent of the reduction in width combined with the use of material that contrasts with the brickwork in the gable end of the house would be sufficient for the dormer to appear subordinate to the dwelling and its roof in public views from the Lane. I recognise that the proposed alteration would not change the distance between the other side of the dormer and the roof of the attached neighbours. However, as this is not visible from public vantage points, and given the long unbroken width of the rear roof slope of the terrace, this would not adversely affect the character and appearance of the terrace or locality.
8. For these reasons, I therefore conclude that the appeal scheme would complement the appearance of the house and area in accordance with policy DBE10 of the Epping Forest District Local Plan and Alterations. This policy requires the protection of the character and appearance of a locality through good design that respects local features.

Other matters.

9. The Town Council has raised concerns that the scale of the rear dormer would harm the amenity of the occupiers of 1 Harvey Gardens. This matter was considered by the previous Inspector who found that the outlook from this property has not been harmed by the existing dormer. I agree with that assessment. As the proposed scheme would reduce the scale of the dormer, it would also not cause harm in this regard.

Conclusion

10. For the reasons given above, and having regard to all other matters raised, the appeal should be allowed. In order to ensure that the dormer is altered in accordance with the submitted plan I have required this by condition.

Ian Radcliffe

Inspector

¹ Ref APP/J1535/D/16/3151920