
Appeal Decision

Site visit made on 29 November 2016

by David Hogger BA MSc MRTPI MCIHT

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

Decision date: 7th December 2016

Appeal Ref: APP/W5780/D/16/3159741

2 Hickman Road, Chadwell Heath, Romford RM6 4PA

- 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 Asif Khan against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 1989/16, dated 4 May 2016, was refused by notice dated 6 September 2016.
 - The development proposed is described as a double storey side extension.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The appellant refers to the process undertaken in drawing up the plans and amending them to take into account the comments of the Council's officer. Whilst I understand that there may be some frustration for the appellant with regard to the time and expense spent on the revisions, I am required to determine the appeal on the basis of the submitted plans and that is what I have done.

Main Issue

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

Reasons

4. The end-of-terrace property stands in a very prominent position at the corner of Hickman Road and Reynolds Avenue. The proposal includes a two storey side extension and a two storey and single storey rear extension and in order to accommodate the additional floorspace the design of the roof at the detached end of the property would change from hip to gable. I did see other dwellings in the locality that have been extended but I do not have details of those schemes and in any event none were identical to the proposal before me.
5. I consider that the change to the form of the roof would appear incongruous in this setting and it would be out of character with other nearby dwellings in Hickman Road, most of which have hipped roofs. I also consider that the scale, length and appearance of the proposed flank wall, particularly when viewed from Reynolds Avenue, would be overbearing. A situation that would be made

worse by the fact that there would no gap between the side of the extended dwelling and the public footway. The proposed development would not sit comfortably in the street scene.

6. The National Planning Policy Framework confirms that great importance should be attached to the design of the built environment and that development should add to the overall quality of an area. This approach is reflected in policy SP3 of the Redbridge Core Strategy and policies BD1 and BD5 of the Borough Wide Primary Policies DPD. These aforementioned policies require development to be designed to a high standard, to be compatible with the character of the area in which it is located, to contribute to design quality, to complement the character of the building and to incorporate an appropriate roof profile. For the reasons given above this proposal fails to meet those requirements and should be dismissed.

David Hogger

Inspector