
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: 9th December 2016

Appeal Ref: APP/W5780/D/16/3158813

55 Hollybush Hill, Wanstead, London E11 1PX

- 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 Mrs Zarkar Akhtar against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 2831/16, dated 13 June 2016, was refused by notice dated 25 August 2016.
 - The development proposed is a single storey rear and two storey side extension. A loft conversion with side and rear dormer windows
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed two storey side extension on the character and appearance of the locality in which the appeal property sits.

Reasons

3. The existing dwelling sits comfortably, in a relatively prominent position, on a corner plot at the junction of Hollybush Hill and Forest Close. The side elevation (which it is proposed to extend) is clearly visible to passers-by. There is a gap of nearly 3m between the existing dwelling and the Forest Close boundary and this contributes to ensuring that the dwelling does not appear overly cramped on its plot. There is a similar gap between the property on the opposite side of Forest Close (54 Hollybush Hill) and its boundary with Forest Close. These 'gaps' contribute to the character of the street scene at the entrance to Forest Close.
4. The appellant confirms that there would be only about 1m between the proposed side extension and the boundary and one of the consequences of this reduction in space around the dwelling would be an intensification of built form which would be visually incongruous and intrusive in this setting.
5. A number of developments that are described as 'similar' by the appellant have been drawn to my attention but I do not have all the details of those schemes and in any event I am required to determine this appeal on its own merits.

6. Great importance should be attached to the design of the built environment and development should add to the overall quality of an area and respond to local character (National Planning Policy Guidance paragraphs 56 and 58). These national objectives are embodied in policy BD1 of the Borough Wide Primary Policies DPD and policy SP3 of the Redbridge Core Strategy. These seek to ensure that new development would be compatible with the character of the area in which it is located; be of a design appropriate to the locality (e.g. in terms of mass and scale); and contribute to design quality. This proposal does not meet those requirements.
7. I saw that the dwelling is in a reasonably sustainable location and I have taken into account the need to make effective use of existing developed land. Also I agree with the appellant that the proposal would not significantly harm the living conditions of neighbours and that the impact of the proposed development on the setting of the nearby Snaresbrook Conservation Area would not be significant. However, none of these factors (independently or cumulatively) outweigh my conclusions with regard to the effect of the proposed development on the character and appearance of the street scene. Therefore the appeal should be dismissed.

David Hogger

Inspector