

Appeal Decision

Site visit made on 20 February 2017

by P Eggleton BSc(Hons) MRTPI

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

Decision date: 6th March 2017

Appeal Ref: APP/U5930/D/16/3166162
19 York Road, Chingford, London, E4 8QN

- 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 Ismail Sari against the decision of Waltham Forest Council.
 - The application Ref 162389, dated 18 July 2016, was refused by notice dated 12 September 2016.
 - The development proposed is a single storey rear extension and two storey side extension.
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Application for Costs

1. An application for costs was made by Mr Ismail Sari against Waltham Forest Council and is the subject of a separate decision.

Decision

2. The appeal is allowed and planning permission is granted for a single storey rear extension and two storey side extension at 19 York Road, Chingford, London in accordance with the terms of the application, Ref 162389, dated 18 July 2016, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0597-16-B000, S104A, S105A and S106A.

Main Issue

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

Reasons

4. The proposal would result in a two storey extension to the side of this corner property. The first floor would be set back from the frontage and would have a lower overall height than the main roof. There would be a small flat roof element to the ground floor at the front and the existing rear side addition would have a replacement flat roof.
 5. The two storey element would present a smaller and lower gable to the side than the existing dwelling and would be narrow in form. It would also be set in from the side boundary. It would be in a prominent location given the corner
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position of the dwelling but the step back from the frontage and the lower ridge would ensure that it actually reduced the perceived scale of the gable facing the road. It would sit comfortably and subserviently alongside the existing building.

6. The new roof to the ground floor element to the rear would have very little public prominence but would have a satisfactory appearance given its position to the rear of the house. The small area of flat roof to the front would align with the main frontage of the house but would be set back from the forward projecting entrance and bay window. This element would have a satisfactory appearance when viewed from the road.
7. Policy CS15 of the Waltham Forest Local Plan Core Strategy 2012 requires the highest quality of architecture and urban design so that development responds positively to the local context and character. Policies DM4 and DM29 of the Waltham Forest Local Plan Development Management Policies 2013 require that developments relate to the host building, respect the street scene and the character of the area. As the proposal has been designed to be subordinate and to respect the character of the building and as it would not be over dominant, given its set back from the side boundary, it would satisfy these design objectives. As the development plan policies are generally consistent with the requirements of the *National Planning Policy Framework*, I afford them substantial weight.
8. The Council refer to their Residential Extensions and Alterations Supplementary Planning Document 2010. The proposal would satisfy the requirement that it should complement the size, shape and character of the original dwelling and be subordinate to it. It would fit into the general street scene by respecting the size and shape of adjacent and nearby buildings. As it would be set a metre back and has been sympathetically designed with the scale carefully considered, it would satisfy the objectives of the guidance.
9. I have considered the matters raised by the Council but consider that the proposal has been carefully thought out and represents good quality design in this context. I therefore allow the appeal.
10. I have imposed conditions relating to the commencement of development and the details of the approved plans in the interests of proper planning and to provide certainty. As the plans are clear that the materials would match the existing, I have not found other conditions to be necessary.

Peter Eggleton

INSPECTOR