
Appeal Decision

Site visit made on 28 February 2017

by Simon Warder MA BSc(Hons) DipUD(Dist) MRTPI

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

Decision date: 7 March 2017

Appeal Ref: APP/U5930/D/17/3168564

10 Peterborough Road, Leyton E10 6DL

- 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 A Rodriues against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 163363, dated 14 October 2016, was refused by notice dated 22 December 2016.
 - The development proposed is the erection of a single storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a two storey end of terrace dwelling with a second floor roof extension to the rear. It occupies a prominent location at the junction of Peterborough Road and Carnarvon Road. The flank wall of the property is set back from the Carnarvon Road footpath by some 3m and, therefore, reflects the building line of the terrace further along that road. This arrangement is typical of the layout of buildings in the area, including the property on the other side of the junction. It lends the road junctions a spaciousness which contributes positively to local distinctiveness.
 4. The front part of the proposed extension would extend to the edge of the Carnarvon Road footpath and run the full depth of the main wing of the existing building. The rear part of the extension would be set back from the footpath by some 2m. Nevertheless, by virtue of its siting and bulk, the front part of the extension in particular would be prominent in the street scene. It would close down characteristic spaciousness of the junction and project forward of the Carnarvon Road building line.
 5. As such, I find that the proposal would have a harmful effect on the character and appearance of the area. It would, therefore, conflict with Policy CS15 of the Waltham Forest Local Plan Core Strategy and Policies DM4 and DM29 of the Local Plan Development Management Policies 2013. Together, these policies require development, including residential extensions, to achieve a high standard of design which recognises local distinctiveness in elements such as
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the street pattern and urban form. Nor would the proposal accord with the Council's Residential Extensions and Alterations Supplementary Planning Document insofar as it advises that side extensions should not have an adverse impact on the established positive characteristics of the street scene.

Other Matters

6. The appellant argues that the proposal would provide additional living space for the occupiers of the appeal property. However, there is nothing to suggest that the property provides unsatisfactory living conditions at present. Accordingly, the desire for additional space does not outweigh the harm identified above.

Conclusion

7. For the reasons set out above, the appeal should be dismissed.

Simon Warder

INSPECTOR