

Appeal Decision

Site visit made on 1 March 2017

by C J Leigh BSc(Hons) MPhil MRTPI

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

Decision date: 13 March 2017

Appeal Ref: APP/W5780/D/17/3167020
55 Wellington Road, London, E11 2AS

- 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 Ms Catherine Stanley against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 4942/16, dated 19 October 2016, was refused by notice dated 15 December 2016.
 - The development proposed is a first floor rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor rear extension at 55 Wellington Road, London, E11 2AS in accordance with the terms of the application, Ref 4942/16, dated 19 October 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 19516, 19516/01, 19516/02, 19516/03, 19516/04, 19516/05 & 19516/06.

Main issue

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

Reasons

Character and appearance

3. The proposal would see the rear building line extended by some 2m at first floor level, above an existing single storey addition. Although this would mean the rear outrigger to the property would not match the rearward extent of the adjoining house, the evidence submitted by the appellant shows that there is variation in the rear building line at first floor along Wellington Road, and I saw this at my site visit. The location of the proposed extension would not be visible from public viewpoints, and so the change would have a limited effect on the
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character of the wider area. In the more immediate views from private land closer to the appeal site, this change would be a small alteration to the overall appearance of the host property and the mixed appearance of the area. It would not be unneighbourly and there would not be any adverse disruption to the wider character of the area.

4. On the first issue it is therefore concluded that the proposal would be a minor change to the area, and be consistent with the objectives of Policies BD1 and BD5 of the London Borough of Redbridge Borough Wide Primary Policies Development Plan Document (BWPP) (2008) and Policy SP3 of the London Borough of Redbridge Core Strategy (2008), which aim to ensure a high quality of design in all new development, including residential extensions.

Other considerations and conclusions

5. The Council's Decision Notice refers to harm to the amenities of neighbouring occupiers. However, the Planning Officer's Delegated Report does not provide any elaboration on this point. Notwithstanding this fact, I paid attention to this matter at my site visit and am satisfied that the position and dimensions of the proposed extension would not lead to any harm to neighbouring amenity by virtue of loss of light, outlook or privacy.
6. For the reasons given the appeal is therefore allowed. I have attached the Council's suggested conditions requiring matching materials, to ensure a satisfactory appearance to the development, and a further condition specifying the relevant drawings as this provides certainty.

C J Leigh

INSPECTOR