
Appeal Decision

Site visit made on 4 May 2017

by Jonathan Price BA(Hons) DMS DipTP MRTPI

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

Decision date: 19th May 2017

Appeal Ref: APP/W5780/D/17/3172320

84 Kinfauns Road, Ilford, Essex IG3 9QN

- 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 Arul Kaliaperumal against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 1668/15, dated 21 April 2015, was refused by notice dated 29 December 2016.
 - The development proposed is retention of single storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for single storey side extension at 84 Kinfauns Road, Ilford, Essex IG3 9QN in accordance with the terms of the application, Ref 1668/15, dated 21 April 2015, and the plans numbered K3-01 (as built ground floor plan), K3-02 (as built rear elevation), K3-03 (as built side elevation), K3-04 (as built side elevation), K3-05 (as built front elevation) and K3-05 (block plan).

Main Issue

2. The main issue is the effect of the extension on the existing house and the surrounding residential area.

Reasons

3. The housing in Kinfauns Road comprises closely adjoining terraces of two-storey traditional houses. These are sited near to the road with small front gardens, most of which are hard-surfaced as car parking. No 84 is an end of terrace property and the ground floor accommodation has been extended up to the side boundary in the narrow gap between it and the next end terrace house.
 4. The narrow gaps between the terraces, which appear mainly to comprise six dwellings, are functional and provide access to the rear. Visually the housing along this street reads as a continuous terrace of dwellings. Although the side extension is not set back from the front wall of the original house it nonetheless appears subordinate and in keeping with it.
 5. As the housing appears as a continuous terrace the closure of the gap with this extension results in no harm to the overall character and appearance of the street scene. At the rear the side extension lines up with an existing addition to No 86. It is only the front elevation that is visible from the street where its impact is relatively innocuous.
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6. Although the lack of set back at the front does not follow the recommendations of the Council's Householder Design Guidance, in this case the modest extension fits in acceptably with the design of the existing dwelling and causes no harm to the character and appearance of the surrounding area. Consequently, the extension satisfies the general built environment design standard set by Strategic Policy 3 of the Core Strategy¹.
7. The side addition to this house is compatible with the terraced character of Kinfauns Road and there is no material conflict with Policy BD1 of the Borough Wide Primary Policies² (BWPP). Policy BD5 of the BWPP is concerned with extensions to existing dwellings and the development complies with this by being in keeping with and not dominating the main house and having a neutral impact on the already terraced appearance to the street frontage.
8. For these reasons I conclude the extension to No 84 to be satisfactory and that the appeal should be allowed.

Jonathan Price

INSPECTOR

¹ London Borough of Redbridge Local Development Framework Core Strategy Development Plan Document – March 2008

² London Borough of Redbridge Borough Wide Primary Policies Development Plan Document – May 2008
