
Appeal Decision

Site visit made on 16 May 2017

by Helen Cassini BSc(Hons) DipTP MRTPI

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

Decision date: 31 May 2017

Appeal Ref: APP/U5930/W/16/3165999
12 Nutfield Road, Stratford E15 2DG

- 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 Ayf Sallam against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 163089, dated 19 September 2016, was refused by notice dated 15 November 2016.
 - The development proposed is the installation of front light well.
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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 surrounding area.

Reasons

3. The appeal site is a two-storey terrace dwelling with a ground floor front bay, sub-divided into two self-contained units. The southern side of Nutfield Road consists of continuous two-storey traditional terraced dwellings. The strong rhythm of the road is emphasised by the houses set on a consistent building line behind short front paved yards, typically with low brick boundary walls. The host dwelling makes a positive contribution to the character and appearance of the area both in itself and as part of the wider terrace of which it is a part. At the time of the site visit, three wheelie bins were located within the paved yard area at the front of the dwelling.
 4. The appeal proposal seeks to utilise the existing basement which would include the creation of a light well serving a window of similar dimensions and appearance to that which exists to the front of the dwelling. The light well would open up part of the front yard area which is currently used for the storage of wheelie bins.
 5. The terrace in which the appeal dwelling is situated does not display any such lower ground or basement levels at the front nor any associated light wells. The proposal would be set back from the street and the low boundary wall would filter some views of the void and window to a degree. Nevertheless, from those aspects where it would be visible, including through the gates at the front of the dwelling, it would be conspicuous and its size would not be so small as to make it go unnoticed. In addition, given the relatively modest scale of
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the front yard area, the introduction of the proposed light well and the existing three wheelie bins would result in a cluttered appearance.

6. Consequently, the proposal would create a fundamentally different arrangement at the front of the dwelling and introduce a feature which does not appear as part of the existing design or its immediate neighbours. As such it would be at odds with the wider terraces distinctive composition by adding a subterranean dimension to the building's façade. This would depart from the uniformity in character and appearance which exists within the terrace and as a result the proposal would be an incongruous alteration in harmful contrast to those adjoining dwellings.
7. The proposal would therefore be contrary to Policy CS15 of the Waltham Forest Local Plan Core Strategy 2012 and Policy DM29 of the London Borough of Waltham Forest Development Management Policies 2013. These policies when taken together, amongst other things, require development to respond positively to local context and character.

Conclusion

8. For the reasons given above, and taking account of all matters raised, I conclude that the appeal should be dismissed.

Helen Cassini

INSPECTOR