



Appeal Decision

Site visit made on 12 June 2017

by David Cross BA (Hons), PGDip, MRTPI

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

Decision date: 29 June 2017

Appeal Ref: APP/G5750/W/17/3170640

158 Green Street, Forest Gate, London E7 8JT

- 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 R Suglani against the decision of the Council of the London Borough of Newham.
 - The application Ref 16/03288/FUL, dated 17 October 2016, was refused by notice dated 9 December 2016.
 - The development proposed is new retail A1 shop unit.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the viability and vitality of the nearby Green Street Town Centre.

Reasons

3. Green Street is one of the 'Key Movement Corridors and Linear Gateways' defined by Policy SP7 of the London Borough of Newham Local Plan: Core Strategy 2012 (CS). This policy emphasises, amongst other things, the importance of consolidating ribbon developments of commercial uses into defined local and Town Centres and Local Shopping Parades. The appeal site is located to the rear of an existing retail unit which is part of a ribbon of retail and other uses extending along Green Street. The site is also outside the Green Street Town Centre designated under Policy INF5 of the CS. The proposal would therefore be contrary to Policy SP7 as it would not represent the consolidation of retail development into a defined Centre.
4. The appellant states that the proposed retail unit is situated in the centre of the Green Street retail area. However, the proposed shop would face onto the side street of St George's Road which leads to a residential area and would therefore not be on the frontage of Green Street. Furthermore, the site is in the vicinity of a ribbon of retail units interspersed with residential and other properties extending along Green Street some distance from the boundary of the designated Town Centre.
5. The appellant has referred to another retail unit located across the road from the appeal site, which I saw appeared to be part of a relatively recent development. The appellant has also provided photographs of other retail units

in the area. However I do not have full details of the circumstances that led to these developments being permitted and so cannot be sure that they represent a direct parallel to the appeal proposal. In any event, I have determined this appeal on its own merits.

6. Although the retail floorspace of the proposal would be limited, it would clearly be against the aims of development plan policy which seeks to consolidate retail development into designated Town Centres. The proposal would represent the dispersal of retail uses associated with ribbon development along Green Street outside of a nearby designated Town Centre, with commensurate harm to the vitality and viability of that Centre.
7. The proposal would therefore conflict with Policies S1, SP1, INF5 and J1 of the CS which emphasise the importance of designated Town Centres. The proposal would also conflict with Policies S6, SP6 and SP7 which emphasise the role of Green Street Town Centre and the need to consolidate ribbon development into Town Centres. Policy SP3 relates to matters of urban design which I do not consider is relevant to the main issue. The proposal would be contrary to Policies 2.15, 4.7 and 4.8 of The London Plan 2016 which seek to focus retail development within town centres. It would also be contrary to the National Planning Policy Framework in respect of ensuring the vitality of town centres.
8. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

David Cross

INSPECTOR