
Appeal Decision

Site visit made on 7 June 2017

by G Rollings BA(Hons) MA(UD) MRTPI

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

Decision date: 5 July 2017

Appeal Ref: APP/W5780/W/17/3170962

1a Craven Gardens, Barkingside, Ilford, IG6 1PG

- 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 J Singh against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 5082/16, dated 26 October 2016, was refused by notice dated 21 December 2016.
 - The development proposed is a single-storey extension and subdivision of the existing three-bedroom flat to 2no. one-bedroom self-contained flats.
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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 character and appearance of the area.

Reasons

Character and appearance

3. The appeal site is located on the prominent corner of Craven Gardens and Baron Gardens, forming a wedge-shaped plot. It is occupied by a detached, two-storey building presently accommodating two self-contained flats, with the upper-floor flat's entrance and garden fronting Craven Gardens. This appeal involves the ground-floor flat, which has an entrance from Baron Gardens, and a hardstanding parking area and garden occupying the wedge corner. The appeal proposal incorporates a partial infilling of this hardstanding area with a new single-storey side extension alongside the Baron Gardens frontage, and a smaller single-storey front extension into the existing parking area.
 4. The area around the appeal site is predominantly comprised of terraced houses, although there are some newer detached buildings in the immediate area, which like the appeal building appear to have been built more recently. The building has been extended at various times in the past and these extensions have a piecemeal appearance, particularly on the elevation facing Baron Gardens. Although the proposed additions would replace some of these previous works, the piecemeal appearance would remain. In contrast with the ordered appearance of the other buildings in the area, they would appear out of character.
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5. I acknowledge that the existing building, by virtue of its detached nature, age and corner location, is already incongruous within its surroundings. The arrangement of the properties to the rear of the site is irregular, with rear boundary fences lining Baron Gardens. However, the extension would bring the appeal building closer to the street boundary. This would exacerbate its already cramped appearance along the Baron Gardens frontage and would provide a sharp contrast with the otherwise open nature of the street intersection and the other properties fronting onto it. In this context, the additions would appear particularly obtrusive. Moreover, the retention of the two parking bays in a smaller space to the side and front of the proposed additions would intensify the cramped nature of the property.
6. I therefore conclude that the proposed development would have a harmful effect on the character and appearance of the area. It would conflict with the Council's adopted *Borough Wide Primary Policies Development Plan Document* (2008) Policies BD1 and BD5. Together, these require development to be compatible with the character and amenity of its surrounding area, with an appropriate appearance, amongst other factors.

Conclusion

7. For the reasons given above, and having had regard to all other matters raised, I conclude that the appeal should be dismissed.

G Rollings

INSPECTOR