



Appeal Decision

Site visit made on 15 June 2017

by D J Board BSc (Hons) MA MRTPI

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

Decision date: 7th July 2017

Appeal Ref: APP/U5930/W/17/3169675

48 (First Floor Flat) Newbury Road, Highams Park, London, E4 9JH

- 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 Jason Moss against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 163005, dated 18 October 2016, was refused by notice dated 29 December 2016.
 - The development proposed is alterations to existing loft room incorporating a box dormer assembly to the rear elevation and the erection of a dormer assembly to the rear/above existing kitchen – bathroom; roof windows to the front roof slope/pitch.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The Council has confirmed that amended plans were accepted showing a reduced scheme. Specifically the depth of the dormer has been reduced and on one side it has been set in. The appeal is considered on this basis.

Main Issue

3. The main issue is the effect of the loft extensions on the character and appearance of the area.

Reasons

4. The structure proposed would be an addition to the existing roof extension and would be located on the existing two storey rear projection of the dwelling and the main roof. It would be large and would protrude above the roof of the existing outrigger. Further, even with the changes made, it would cover a significant amount of the depth of the rear projection and would not be set into the plane of the main roof slope. Only a small amount of the original roof slope would remain visible. Consequently it would dominate the roof slope of the rear projection of the dwelling and appear as an incongruous addition. When combined with the proposed addition to the rear roof slope of the original rear roof of the dwelling would largely be obliterated. It would be poorly designed either as a dormer roof structure or an extension.
5. I appreciate that the Council's Supplementary Planning Document Residential Extensions and Alterations (SPD) accepts that dormer extensions can normally be provided to the rear of properties. Nevertheless, it is clear that dormers

which would go above the ridge height of the host building are not acceptable. Further, it is also clear that dormer extensions that follow an '*L shape*' footprint of a building are not normally supported as they have '*too great a visual impact on the character of the original building*'. In this case the part of the addition that would follow the outrigger would be higher than its ridge. In addition the scheme would create one large extension that would have a significant impact on the character of the original building.

6. I therefore conclude that the proposal would have a harmful effect on the character and appearance of the area. It would be in conflict with Core Strategy policy CS15, Development Management Policies Local Plan policies DM4, DM29 and DM30 and the SPD which amongst other things seek to ensure the highest quality of architecture and design and new development that responds positively to local context and character.

Other Matters

7. The appellant has referred to a proposal nearby that he considers to be identical to the appeal scheme. I have not been provided with all the details of this scheme and the Council point out that many of the additions that exist were undertaken prior to its policy on '*L shaped*' additions. I have in any event considered the scheme before me on its individual merits.
8. I understand that the appellant wishes to extend the property in order to create a larger home for the future to allow him to remain in London. However, this does not alter or outweigh my conclusion on the main issue.

Conclusion

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

D J Board

INSPECTOR