
Appeal Decision

Site visit made on 27 June 2017

by Gwyn Clark BSc DipTP MRTPI

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

Decision date: 25 July 2017

Appeal Ref: APP/W5780/W/17/3172933

43A Endsleigh Gardens, Cranbrook, Ilford IG1 3EQ

- 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 Ms Laura Knight against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 0088/17, dated 8 January 2017, was refused by notice dated 6 March 2017.
 - The development proposed is single storey rear extension of a ground floor flat.
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Decision

1. The appeal is allowed and planning permission is granted subject to the following conditions:
 - 1) The development hereby permitted shall not be begun later than the expiration of three years from the date of this permission.
 - 2) The development hereby permitted shall be carried out strictly in accordance with the following approved plans: A2101, A3101, A3110, A3120, A3200, A3201 and A3300 received on 9 January 2017.
 - 3) The material to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing building.

Main Issue

2. The main issue in this appeal is the effect of the extension upon the living conditions of the neighbours at 45 and 43B Endsleigh Gardens with regard to loss of outlook and an increased sense of enclosure.

Reasons

3. The appeal property is part of a residential terrace which in common with some of its neighbours has been converted into flats. Several houses along Endsleigh Gardens have rear extensions 4m in depth which has established something of a 'building line'. The extension proposed would be 4m deep, extend the full width of the flat and be 3m in height, with an additional 0.3m high parapet wall added to where the extension abuts the neighbour's extension at No 45 Endsleigh Gardens. While the extension would only bring a relatively modest increase in size over the existing arrangement it would nevertheless provide an opportunity to reconfigure the accommodation provided within the flat and bring the floor area more in line with the

recommendations of the London Plan and the Nationally Described Space Standards.

4. Firstly in respect of the effect upon No 45. Currently the rear extensions built onto both No's 43A and 45 are the same depth. The proposal would be to extend beyond this line by around 1.3m. No 45 has glazed doors giving access to the garden and these doors are situated close to the boundary. An infringement to the 45° line measured from the glazed doors has been identified. However, taking into account the relatively limited increase in depth that would be apparent above the existing fence, the proposal would not have a significant harmful effect in terms of a loss of outlook or an overbearing effect.
5. No 43B has an existing 4m deep extension to the rear but this is set around 1.3m away from the boundary. There is a bedroom window in the side elevation of the extension facing the boundary, and a glazed door giving access to the flat. A fence of significant height has also been erected along this boundary. There would be some 'tunnelling effect' and loss of outlook caused as a result of bringing the extension to the boundary. However the outlook from the door and window is already limited by the height and proximity of the fence. I consider that the harmful effect of the extension would not be significantly greater than currently exists and would not diminish the quality of living conditions enjoyed by the occupier to a materially harmful degree.
6. Policy SP3 of the London Borough of Redbridge Core Strategy and policies BD1 and BD5 of the London Borough of Redbridge Borough Wide Primary Policies requires new development to safeguard the amenity of neighbours. I consider that this is achieved in this case. Consequently I allow the appeal and grant planning permission subject to conditions imposed in the interest of clarity and the appearance of the area.

Gwyn Clark

INSPECTOR