

Appeal Decision

Site visit made on 26 September 2017

by S M Holden BSc MSc CEng MICE TPP FCIHT MRTPI

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

Decision date: 4 October 2017

Appeal Ref: APP/U5930/D/17/3181324

10 Peterborough Road, Leyton E10 6DL

- 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 A Rodrigues against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 170921, dated 13 March 2017, was refused by notice dated 8 May 2017.
 - The development proposed is erection of single storey side extensions (resubmission).
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the extension on the character and appearance of the host property and the surrounding area.

Reasons

3. No 10 Peterborough Road is a two-storey, end of terrace dwelling which has already been extended at roof level. It occupies a prominent corner plot at the junction with Carnarvon Road. Its garden is enclosed by brick walls that run for the full width and depth of the plot. The flank elevation of the house is set back from the Carnarvon Road footpath by about 3m and aligns with the building line of the terrace further along that street. This is typical of the layout of the buildings elsewhere in the vicinity, including the property on the opposite corner. Consequently, the area around the junction is open and spacious, which contributes positively to its character.
4. The proposal is an amendment of a scheme that was previously dismissed on appeal, Ref: APP/U5930/D/17/3168564. The changes include setting back the front elevation by 1m and changing the pitch of the roof. However, the principle concern of the previous Inspector related to the width and bulk of the front element of the extension. That proposal would have projected to the edge of the Carnarvon Road footpath and run for the full depth of the main part of the existing building. Neither of the amendments addresses this issue. The front part of the extension would similarly occupy the entire gap between the house's flank elevation and the back of the footpath. It would be prominent in the street scene and would erode the sense of spaciousness around the junction. It would also project forward of the building line along Carnarvon Road which would be harmful to one of the defining characteristics of the layout of that street.

5. The amended scheme would be subordinate to the host property and less prominent in south-easterly views along Peterborough Road due to the set back from the front elevation. However, these positive factors would not diminish the harm arising from its prominence along Carnarvon Road and in the vicinity of the junction. Similarly, the amended roof design would not significantly reduce the bulk or visibility of the extension from the street. The presence of existing roof extensions, both at No 10 and the house on the opposite corner, is not a reason to permit further materially harmful additions to the building.
6. I therefore conclude that the proposal would harm the character and appearance of the host property and the surrounding area. It would conflict with Policies DM4 and DM29 of the Waltham Forest Local Plan Development Management Policies. These policies, amongst other things, require development to achieve a high standard of design which respects its context, including local character, pattern of development and urban form.

Conclusion

7. For the reasons set out above, the appeal should be dismissed.

Sheila Holden

INSPECTOR