
Appeal Decision

Site visit made on 31 October 2017

by C J Ford BA (Hons) BTP MRTPI

a person appointed by the Secretary of State for Communities and Local Government

Decision date: 20 November 2017

Appeal Ref: APP/G5750/D/17/3181710
37 Sandford Road, East Ham, London E6 3QH

- 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 S K Belda against the decision of the Council of the London Borough of Newham.
 - The application Ref 17/01527/HH, dated 5 May 2017, was refused by notice dated 13 July 2017.
 - The development proposed is single storey front extension with enclosed glass porch area.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - i. the effect of the proposed development on the character and appearance of the area, and
 - ii. the effect of the proposed development on the living conditions of the occupiers of No 35 Sandford Road with particular regard to visual impact and daylight.

Reasons

- i. Character and appearance*
3. The appeal property is a post war two storey end of terrace house that occupies a prominent corner plot position alongside the junction of Mortimer Road and Sandford Road.
 4. The ground floor façade to the houses in the terrace typically comprise a living room window positioned alongside a forwarding projecting single storey flat roof garage. However, the appeal property is different in only having a shallow forward projection with its garage sited at the rear of the property, accessed from Mortimer Road.
 5. The shallow forward projection results in a sense of spaciousness alongside the junction which makes a positive contribution to the character and appearance of the locality. Furthermore, the layout of the appeal site is replicated at No 27 Sandford Road, a similar end of terrace house sited alongside the junction of

Hollington Road and Sandford Road to the north. The spaciousness therefore reflects an established part of the pattern of development in the area.

6. The proposed front extension would deepen the existing forward projection by 2.5m. As a consequence, it would have a detrimental effect on the existing sense of spaciousness alongside the junction and undermine the established pattern of development in the area. The proposed porch in front of the living room window would also appear as an alien and incongruous feature given the front doorways are typically positioned in the adjoining flank of the forward projections.
7. The proposed development would therefore have an unacceptably harmful effect on the character and appearance of the area. It would conflict with Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan 2016 (LP) and Policies S6, SP1, SP3 and H1 of Newham's Local Plan - The Core Strategy 2012 (CS). Amongst other things, these policies seek to ensure that development integrates with the existing local character and context.
8. It would also be contrary to the National Planning Policy Framework ('the Framework') which expects high quality design and for development to take account of the character of different areas.

ii. Living conditions

9. The proposed development would result in an oppressive sense of enclosure when viewed from the ground floor front window of No 35. It would also lead to a greater degree of overshadowing at the front of No 35 that would have an adverse effect on the daylighting of its ground floor front habitable room.
10. It is appreciated that other properties in the terrace already experience similar living conditions to the ensuing impacts of the proposed scheme. Indeed, in the case of No 29 Sandford Road, it is worse given there is a garage positioned on either side of the ground floor front window which results in a particularly restricted outlook.
11. However, planning policy and what is considered to represent high quality design and acceptable living conditions has changed over time. Assessed against today's policies and design standards, the proposed scheme falls short of what is regarded as providing a good standard of amenity for the occupiers of the neighbouring property.
12. The proposed development would therefore have an unacceptably harmful effect on the living conditions of the occupiers of No 35 Sandford Road with particular regard to visual impact and daylight. It would conflict with Policies 7.1 and 7.6 of the LP, Policies S6, SP1, SP2, SP3 and H1 of the CS and Policy SP8 of Newham's Local Plan - Detailed Sites and Policies Development Plan Document 2016. Amongst other things, these policies seek to ensure that all development achieves neighbourliness. It would also be contrary to the Framework which expects a good standard of amenity for all existing and future occupants of land and buildings.

Other matters

13. It is noted the occupier of No 35 considered the development would also have an adverse effect in relation to safety and security. However, notwithstanding the increased enclosure, there would continue to be a good degree of passive

surveillance of the front of No 35 from Sandford Road and the properties located on the opposite side of the street. As a consequence, there would be no tangible conflict with Policy 7.3 of the LP which relates to designing out crime.

14. The benefit of the proposed development is acknowledged, namely the provision of additional storage space and a porch. The fact the scheme would be constructed of materials which match the existing house is also recognised. Nevertheless, these considerations do not overcome or outweigh the harm identified above.

Conclusion

15. For the reasons set out in the preceding paragraphs and having regard to all other matters raised, the appeal is dismissed.

C J Ford

APPOINTED PERSON