
Appeal Decision

Site visit made on 9 October 2017

by D J Board BSc (Hons) MA MRTPI

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

Decision date: 22 November 2017

Appeal Ref: APP/W5780/W/17/3179077

Land adjacent to 264 Perth Road, Gants Hill, Ilford, IG2 6DY

- 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 Meadvine Ltd against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 1297/17, dated 15 March 2017, was refused by notice dated 17 May 2017.
 - The development proposed is demolish part of existing house and build 1(no.) new three bedroom house on adjacent land.
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Decision

1. The appeal is allowed and planning permission is granted for demolish part of existing house and build 1(no.) new three bedroom house on adjacent land at in accordance with the terms of the application, Ref 1297/17, dated 15 March 2017, subject to the conditions in Annex A.

Main Issue

2. The main issue is the provision of a new three bedroom house on the character and appearance of the area.

Reasons

3. The site is located at one end of a group of dwellings that front Perth Road and form a terrace. Within the group the frontages are broadly the same width and the units have bay window features that vary in appearance. At either end the properties have a strong hipped roof form.
4. Being positioned on the end No 264 has space to the side which currently contains extensions. The appeal scheme would remove these and replace them with a self contained dwelling. The plot that would be created would have a similar width to the existing dwellings. The addition would have a hipped roof form at the same height as the existing terrace and a bay window feature.
5. It would be visible within the street scene. However, it would be well proportioned forming a seamless side addition to the existing dwelling. The footprint would echo that of the existing dwellings and as such the resultant scale and roof forms in combination with the materials and detail create an addition to the main house that would sit comfortably in the street scene. Overall the proposal would create a balanced terrace of properties. Approaching from the south and east it would sit behind the existing dwellings

which would serve to lessen its impact. It would be more visible on the corner from the north and west. However, the design approach would echo the existing character of the street scene and as such would not appear out of place.

6. I therefore conclude that that the proposal would not harm the character and appearance of the area. It would not be in conflict with policy SP3 of the Core Strategy and BD1 of the Borough Wide Primary Policies Development Plan Document which amongst other things seek to realise the potential of land and seek new development that is of an appropriate style, mass, scale and design and is compatible with the character of the area in which it is located.

Conditions

7. The Council has suggested a number of conditions which it considers would be appropriate were I minded to allow the appeal. I have considered these in the light of the relevant tests at paragraph 206 of the Framework and where necessary amended them.
8. Conditions relating to commencement and plan numbers are necessary for the avoidance of doubt and in the interest of proper planning. In the interests of the character and appearance of the area a condition requiring material samples to be submitted is also reasonable and necessary. For the same reason conditions requiring submission of landscaping and including means of enclosure are also necessary. To protect the living conditions of nearby occupiers a construction management condition is also necessary.
9. The Council sought the removal of permitted development rights for the alteration and/or extension of the dwelling and provision of outbuildings. Such conditions should not be imposed unless there is clear justification to do so, and should only be used in exceptional circumstances. In this case the condition would be reasonable to allow control over the size of the garden area.
10. The Council has suggested conditions that would require compliance with building regulation matters on accessibility of the dwellings and water efficiency and the submission of drainage details. I have been provided with the policy basis for these requirements, which are reasonable in this case. I have amended the conditions to require the submission of schemes to meet these objectives.

Conclusion

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

D J Board

INSPECTOR

Annex A – Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 21512, 21512(03) Rev C, 21512(04), 21512(05), 21512(08) Rev A.
- 3) No development shall take place until details of all external facing materials to be used in construction have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved details.
- 4) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) a statement setting out the design objectives and how these will be delivered;
 - ii) means of enclosure and retaining structures;
 - iii) boundary treatments;
 - iv) vehicle parking layouts;
 - v) hard surfacing materials;
 - vi) refuse and cycle storage units;
 - vii) lighting, floodlighting and CCTV;
 - viii) an implementation programme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance.

- 5) No development shall take place until a scheme for ensuring the accessibility and adaptability of the dwellings (in accordance with Part M4 (2) of the Building Regulations) has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 6) No development shall take place until a scheme for water efficiency measures to be incorporated into the dwellings (in accordance with Part G2 of the Building Regulations) has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 7) No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority.

Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a timetable for its implementation; and,
 - iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 8) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) wheel washing facilities;
 - iv) measures to control the emission of dust and dirt during construction;
 - v) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - vi) delivery, demolition and construction working hours.
- The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, roof alterations or outbuildings shall be erected other than those expressly authorised by this permission.

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