
Appeal Decision

Site visit made on 13 March 2018

by J Ayres BA Hons, Solicitor

an Inspector appointed by the Secretary of State

Decision date: 9th April 2018

Appeal Ref: APP/G5750/W/17/3179905
72 Woodgrange Road, Forest Gate, London E7

- 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 Anwar against the decision of the Council of the London Borough of Newham.
 - The application Ref 17/00997/FUL, dated 7 April 2017, was refused by notice dated 1 June 2017.
 - The development proposed is rear ground floor extension and loft conversion with dormer window.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the Forest Gate Town Centre Conservation Area (the Conservation Area).

Reasons

3. The appeal site forms a secondary shopping frontage, it is part of a prominent terrace and the butterfly roof form is highly visible from the adjacent train hub which passes along the rear of the appeal site.
4. The proposed roof extension would fundamentally alter the character and form of the host property and wider terrace when viewed from the rear. The dormer's boxy design, which would span almost the entire width of the roof, would interrupt and fail to assimilate with the preserved roof planes to the rear of the terrace. Due to the topography of the road to the front of the terrace the scheme would not be visible from the front of the terrace. However, views of the rear of the property are highly visible from public transport links, and the proposal would still be overly prominent and harmful in respect of the distinguished rear roof line.
5. The proposed flat roof extension would provide additional space to the kitchen of the ground floor shop unit. Although this would be in keeping with a similar extension on the neighbouring property, it would still introduce a large, bulky addition to the property. The proposal in its entirety would result in an incongruous and overly dominant form of development in respect of its relationship with the host property.

6. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is possible to erect extensions within a conservation area, however such development must comply with the aims of the legislation and the National Planning Policy Framework in respect of preserving the character of the conservation area.
7. Overall, I find that the scale and mass of the proposal would fail to conserve and enhance the host property, the wider terrace and the Conservation Area. It would therefore be contrary to Policies S1, S6, SP2, SP3 and SP5 of the London Borough of Newham Local Plan: Core Strategy 2012, and Policies 7.1, 7.4, 7.5, 7.6 and 7.8 of The London Plan: Spatial Development Strategy for Greater London 2016. These policies seek to, amongst other things, preserve and enhance the character of the Forest Gate Town Centre Conservation Area. It would also conflict with Policy SP8 of the London Borough of Newham Local Plan: Detailed Sites and Policies Development Plan Document 2016 with regards to ensuring neighbourly development.

Conclusion

8. For the reasons above, and taking into account all other matters raised, I conclude that the appeal should be dismissed.

J Ayres

INSPECTOR