



Appeal Decision

Site visit made on 18 February 2019

by Sarah Colebourne MA, MRTPI

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

Decision date: 4 March 2019

Appeal Ref: APP/G5750/D/18/3217676

15 Calverton Road, East Ham, London, E6 2NS

- 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 Ramalingam Sukumar against the decision of the Council of the London Borough of Newham.
 - The application Ref 18/02877/HH, dated 4 October 2018, was refused by notice dated 22 November 2018.
 - The development proposed is a retrospective planning application for retention of single storey side/rear extension.
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Decision

1. The appeal is dismissed.

Procedural matter

2. I have noted from the description of the development and from my site visit that the development has already been built and I have dealt with the appeal on this basis.

Reasons

3. 15 Calverton Road is a traditional two storey, mid terraced dwelling in an area of similar properties. It has a traditional pitched roof and an original two storey outrigger which has a single pitched roof. The development has filled in the side return and extended out to the rear across almost the full width of the property with a flat roof and a total depth of 6.3m.
4. I have noted that permission was granted in 2018 for an extension with the same footprint (18/01377/HH). The development that has been built is higher than previously approved and has a flat instead of a pitched roof. Although I saw another flat roofed rear extension nearby at no 19, that is less bulky than in this case. The extension that has been built has increased the height, bulk and massing above that which was previously approved, resulting in an extension which dominates the rear elevation and fails to respect the character of the existing pitch roofs of the dwelling and most of the surrounding properties. Furthermore, the external finish of cream coloured render used throughout the extension does not reflect the predominant London stock brick of many rear elevations in the area or provide the high quality finish sought by the Council's Supplementary Planning Document 'Altering and Extending Your Home'. Therefore, I conclude that the extension would significantly harm the character and appearance of the area.

5. The extension projects forward of the ground floor windows in the neighbouring property at no 17 and the increased height at 3.4m along the side boundary creates a tunnelling effect, resulting in a loss of outlook and due to its position to the south of no 17, some overshadowing of the small rear yard to that property. I conclude then that it causes significant harm to the living conditions of the neighbouring occupiers at no 17.
6. For these reasons the development is contrary to the policies in the development plan, including policies 7.4 and 7.6 in the London Plan, policies S6, SP1, SP2, SP3 and SC4 and H1 of the London Borough of Newham Local Plan: Core Strategy 2012 and policy SP8 of the London Borough of Newham Local Plan: Detailed Sites and Policies Development Plan Document which seek to ensure high quality developments and protect living conditions. There are no material considerations that justify determining the appeal otherwise and the appeal should be dismissed.

Sarah Colebourne

Inspector