
Appeal Decision

Site visit made on 22 July 2019

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th August 2019

Appeal Ref: APP/W5780/W/19/3222835

55 Hollybush Hill, Wanstead, London E11 1PX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mrs Z Akhtar against the Council of the London Borough of Redbridge.
 - The application Ref 4116/18 is dated 2 October 2018.
 - The development proposed is erection of a two store (*sic*) rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a two storey rear extension at 55 Hollybush Hill, Wanstead, London E11 1PX in accordance with the terms of the application, Ref 4116/18, dated 2 October 2018, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved plans: Site Location Plan, ZAAVIA/55HH/101 REV A, ZAAVIA/55HH/102 REV A, ZAAVIA/55HH/103 REV A, ZAAVIA/55HH/104 REV A, ZAAVIA/55HH/105 REV A, ZAAVIA/55HH/106 REV A & ZAAVIA/55HH/107 REV A.
 - 3) The external surfaces of the extension hereby permitted shall match those used in the construction of the existing dwelling.

Procedural Matters

2. The description of the development above is different from the planning application form as I have corrected a typographical error.
3. The appeal was submitted on the basis of the failure of the Council to determine the planning application within the prescribed period. The Council has submitted a statement which sets out its objections. As this concerns the matter of disagreement with the appellant, it forms the basis of the main issue in this case.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the existing dwelling and the surrounding area.

Reasons

5. The appeal property is a detached dwelling which is grouped with other such dwellings of varying designs, materials and scale. The property fronts prominently onto the busy Hollybush Hill but the rear elevation is more readily viewed from the quieter residential cul-de-sac of Forest Close, which runs along the side boundary at the appeal site. The rear elevation therefore has less prominence.
6. I accept that the rear extension would be slightly greater than half the width of the property but Policy LP30 *Household Extensions* of the Redbridge Local Plan 2015-2030 (2018) (Local Plan) does not, in itself, impose a restriction on the width of extensions to existing dwellings. The width proposed would not be excessive due to its modest overall size compared to the existing house and as it would still allow for the retention of the existing ground and first floor bay windows on the rear elevation. The projection of the extension would be very limited, extending outwards to approximately the same depth as an existing first floor balcony feature. Subsequently, the appeal proposal would not over dominate the rear elevation of the property in terms of its width or depth.
7. The extension would be set well down from the ridgeline on the main dwelling, incorporating a crown roof which would assist in achieving the subordinate height. Crown roofs have been utilised on nearby dwellings and are an established design feature in the area. The design of the roof would further be appropriate as the hips on the roof would relate well to those on the host dwelling. Subsequently, the roof design would not be harmful to the character and appearance of the existing dwelling or surrounding area.
8. The style and sill height of the proposed ground floor windows would not vary significantly from those on the existing property. The extension as a whole would have limited visibility from the public domain due to its modest projection, set off from the boundary with Forest Close and as the existing dwelling would provide some screening from the street junction.
9. As a result of the above, the extension would not cause unacceptable harm to the character or appearance of the existing dwelling or surrounding area and would comply with the aims of Policies LP26 and LP30 of the Local Plan which seek to ensure that such development is of good design quality, subordinate to, and complimentary to the character of the host dwelling and area.

Conditions

10. As well as the standard time limit condition, I have imposed conditions in the interests of certainty concerning the approved plans, and to safeguard the character and appearance of the house and the area through the use of matching materials to the existing house.

Conclusion

11. For the reasons set out above, I conclude that the appeal should be allowed subject to the conditions.

T J Burnham

INSPECTOR