



Appeal Decision

Site visit made on 28 August 2019

by M Chalk BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 October 2019

Appeal Ref: APP/U5930/D/19/3231034

22 Kingswood Road, Leytonstone E11 1SF

- 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 V Gevorgyan against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 183519, dated 1 October 2018, was refused by notice dated 13 May 2019.
 - The development is described as construction of a two storey rear extension. Alterations to rear elevation.
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Decision

1. The appeal is dismissed.

Procedural matter

2. At the time of my site visit the extension that is the subject of this appeal appeared substantially complete. I have therefore determined the appeal on this basis.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the dwelling and surrounding area.

Reasons

4. The property is an end of terrace dwellinghouse located on a corner plot at the junction of Kingswood Road and Kings Road. Properties in the vicinity are of similar character, with projecting bay windows at the front of the house and common architectural detailing and materials. The appeal site slopes downwards to the rear, and the front bay window has been extended downward to lower ground floor level. The dwelling occupies an L-shaped footprint, with a wider front section and narrower outrigger to the rear.
5. The dwelling has previously been extended at lower ground floor level, as well as with dormer windows to the rear roof slopes. Based on the evidence before me, these extensions have previously been approved by the Council.
6. The proposed extension is a prominent feature in the street scene, particularly when viewed from Kings Road as it occupies a prominent location projecting outward from the side of the house above the top of the boundary wall. The extension projects beyond the two-storey flank bay window to the property.

The extension is set back from the front wall of the house so that it is less prominent when viewed from Kingswood Road. However, as a result of its height, width, projection beyond the existing side elevation and flat roof the extension is harmful to the character of the existing house as it fails to respect the original layout, proportions and appearance of the dwelling.

7. The property on the opposite corner of Kings Road, 20 Kingswood Road, is of similar appearance and siting on its plot, although with two ground floor bay windows on the side elevation. This and the appeal property contribute to the general spaciousness of the street scene, which in Kings Road is evident in the width of the road, with houses set back from the front of their plots with front gardens and/or driveways. The road is lined with trees, and the building line established by the front elevations of the houses on either side is respected along the street in the immediate vicinity of the appeal site. While Nos 20 and 22 step forward of the building line, both houses have gaps to their sides which contribute to the overall openness of the street scene.
8. The extension the subject of this appeal significantly reduces this openness as a prominent feature in the Kings Road street scene. It is a bulky addition to the house and street scene, and harmful to the character of the house and surrounding area. It is therefore contrary to policies DM4 and DM29 of the London Borough of Waltham Forest Local Plan Development Management Policies 2013 and policy CS15 of the Waltham Forest Local Plan Core Strategy 2012 which together seek to ensure that new development, including extensions to houses, is well designed and complements the character of the existing property and wider area.

Conclusion

9. For the reasons set out above, I dismiss the appeal.

M Chalk

INSPECTOR