



Appeal Decision

Site visit made on 17 September 2019

by Thomas Hatfield BA (Hons) MA MRTPI

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

Decision date: 10th October 2019

Appeal Ref: APP/W5780/W/19/3232865
332 Ilford Lane, Ilford, Essex, IG1 2LT

- 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 Ilford City Developments against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 0458/19, dated 29 January 2019, was refused by notice dated 8 May 2019.
 - The development proposed is described as "*demolition of existing commercial workshop and yard. Proposed creation of new three storey building with mixed residential and commercial use*".
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The site was subject to a recent dismissed appeal¹ for a similar development to that currently proposed. The dismissed scheme also proposed the erection of a 3-storey block for residential use, although it did not include any ground floor commercial units. Given the similarities between the previous and current appeal developments, I have had regard to the previous Inspector's findings in reaching my decision.

Main Issue

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

Reasons

4. The appeal site is an L-shaped piece of land with frontages onto both Ilford Lane and Wingate Road. It currently consists of a tyre sales and fitting business with a front yard and workshop buildings to the rear.
5. The development would adjoin the existing semi-detached properties at Nos 334-336 Ilford Lane and would create a short terrace. It would incorporate a gable end roof profile facing No 330, which has a hipped roof design. In my view, the gable end roof would unbalance the appearance of the newly created terrace, which would have a hipped roof profile fronting Wingate Road. The juxtaposition of hipped and gable end roofs between the development and No

¹ APP/A/5780/W/19/3220237

330 would also have a visually awkward appearance that would draw the eye. I further note that the previous Inspector raised similar concerns regarding the introduction of a gable end roof in this position.

6. At the rear, the development would create a large flat roof 3 storey box projection. This would extend out significantly from the rear of the building and its size would dwarf the existing rear projections to Nos 334 and 336. It would have a dominant, bulky appearance that would be out of scale with both the host and adjoining properties. In my view, it would be a visually unattractive feature that would appear incongruous when viewed from Wingate Road.
7. Whilst the proposal would replace an existing tyre sales and fitting business, which is out of keeping with its surroundings, this benefit could similarly be achieved by a development without these shortcomings. Moreover, whilst the built form along this part of Ilford Lane is varied, that does not justify a failure to achieve good design.
8. For the above reasons, I conclude that the development would significantly harm the character and appearance of the area. It would therefore be contrary to Policy LP26 of the Redbridge Local Plan (2018), which seeks to promote high quality design.

Other Matter

9. The development would provide appropriate internal space standards, would not result in any harmful overlooking or loss of light, and would use materials that would match the existing properties. However, these are ordinary requirements for new development, and they do not represent a positive benefit that weighs in favour of the development.

Conclusion

10. For the reasons set out above, I conclude that the development would significantly harm the character and appearance of the area. Whilst it would provide 4 new dwellings on a small brownfield site, in a relatively accessible location, that does not alter my view that the appeal should be dismissed.

Thomas Hatfield

INSPECTOR