
Appeal Decision

Site visit made on 6 August 2019

by S Dean MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th October 2019

Appeal Ref: APP/U5930/W/19/3229764

64-66 Knotts Green Road, Leyton, London E10 6DE

- 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 Mrs Mussrret Shaheen against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 183627, dated 25 October 2018, was refused by notice dated 7 January 2019.
 - The development proposed is described as the erection of first floor rear extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Although the development proposed is described as the erection of first floor rear extension, the appeal site is two dwellings, and the appeal proposal seeks an extension to each. I have dealt with the appeal on that basis.

Main Issue

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

Reasons

4. The appeal site is a pair of 2 storey houses within a largely terraced street, partly joined at ground-floor level, but with a gap at first-floor level. The rear of the site is visible from the public domain owing to the road layout in the area.
5. As a result, both the front and rear elevations contribute to the character and appearance of the street-scene, which has a regular rhythm and form. This regularity persists to the rear, despite the existing dormer roof extensions to the appeal site and elsewhere in the street.
6. The proposed alterations project over existing ground-floor extensions. They have similar ridge and eaves heights, but different widths, giving rise to different roof pitches. As the existing dormers also have different depths each of the proposed extensions would have a different ridge length. There are no similar extensions in the immediate area.

7. The proposal would therefore introduce extensions of a form and mass unlike anything else in the immediate area. I consider that their relatively small size, coupled with the differences in roof-pitch and apparent roof-length would add to the visual incongruity between the proposal and the existing character and appearance.
8. The proposed extensions would therefore appear as awkward and incongruous additions to the otherwise broadly regular rear elevations of Knotts Green Road. In my opinion, the cumulative effect of the existing and proposed extensions coupled with their appearance would cause unacceptable harm to the character and appearance of the area.
9. Whilst I note the proposed use of materials and fenestration to match the existing building, and the steps taken to make the design subservient to the host properties I do not consider that these would be sufficient to overcome the harm I have identified above.
10. Although I note the intention of the appellant to provide much needed accommodation for the current occupants, that would be a private benefit which would not outweigh the harm I have identified. Similarly, although the site is neither located within a Conservation Area nor a Listed Building, this does not allow me to set aside the policy imperative to ensure that development respects the character and appearance of the area.
11. As a result, I consider that the appeal proposal would cause harm to the character and appearance of the area, contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policy CS15 of the Waltham Forest Local Plan Core Strategy (adopted 2012), Policies DM4, DM29 and DM32 of the Waltham Forest Local Plan – Management Policies (adopted 2013), and the Waltham Forest Supplementary Planning Document Residential Extensions and Alterations (adopted 2010). All of these seek to protect and enhance local character and appearance, ensure high standards of design, and ensure that new development would be in keeping with the character and appearance of the area.

Conclusion

12. For the reasons given above I conclude that the appeal should be dismissed.

S Dean

INSPECTOR