
Appeal Decision

Site visit made on 1 October 2019

by G Pannell BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24th October 2019

Appeal Ref: APP/W5780/D/19/3233302

183 Thorold Road, Ilford IG1 4HB

- 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 Ameen Patel against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 1273/19, dated 17 March 2019, was refused by notice dated 13 May 2019.
 - The development proposed is single storey rear and infill extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a single storey rear and infill extension at 183 Thorold Road, Ilford IG1 4HB in accordance with the terms of the application, Ref 1273/19, dated 17 March 2019, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL-000, PL-001, PL-002, PL-003, PL-004, PL-005, PL-006, PL-007, PL-008, PL-009, PL-010.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issues

2. The main issues are the effect of the development on the character and appearance of the host building and the surrounding area; and the living conditions of the occupants of neighbouring properties with particular regard to light and outlook.

Reasons

Character and appearance

3. 183 Thorold Road is a semi detached two storey dwelling located within a residential street comprising linear rows of similar dwellings. To the rear of the dwelling it is possible to see a range of extensions and alterations that have taken place to neighbouring dwellings.
4. The proposed extension would project from the rear of the original outrigger by approximately 5.5m and wraparound the side of the original dwelling to extend

the width of the original outrigger. A side access would remain to enable access to the street without the need to go through the house.

5. Taking into account the existing flat roof extension, the additional length of the proposed extension would be approximately 1.8m deeper and the height would be approximately 30cm taller. The extension whilst larger than that which currently exists would still be subservient to the main dwelling having regard to the depth of the existing gardens and the use of a flat roof which would minimise its overall scale.
6. Other extensions have taken place to neighbouring properties along this part of Thorold Road, which vary in terms of their appearance. Whilst this proposal would be deeper than these existing extensions, the increase would not be of a scale which leads to any harm to the prevailing rhythm, character or appearance of this group of properties, which as noted above sit within relatively deep and spacious gardens. Nor would the proposal be out of character with the host building having regard to its use of matching materials, which would respect the broader local context.
7. In conclusion, there would be no harm to the character and appearance of the host building and surrounding area. The proposal complies with policies LP26 and LP30 of the Redbridge Local Plan 2015-2030 adopted 2018 (LP) which, amongst other things, seeks to support householder development which is subordinate to the existing dwelling in terms of size, scale and height and complements the character of the building and requires development to respect local character.

Effect on living conditions

8. The proposed extension would be constructed on the boundary with 185 Thorold Road, as is the existing extension. The remaining boundary comprises an existing closed boarded boundary fence. The increase in height of the proposed extension of about 1 metre above this boundary would not have a significant enclosing effect on next door's outlook from their garden or rear window, having regard to the impact of the existing extension. Similarly, the increase in depth would not be of a scale that results in any material impact on the outlook and light from the ground floor window at 185.
9. 181 Thorold Road already benefits from a rear/side extension which is visible from the appeal site. The proposed extension would be deeper than that which exists at 181, however given the level of separation between the two extensions the proposal would not result in harm to No.181 Thorold Road through loss of outlook or light.
10. As such, the proposal would not harm the living conditions of the occupants of the most relevant neighbouring properties with regard to light and outlook. The proposal would not have an overbearing impact, and nor would it lead to a sense of enclosure. It complies with policies LP26 and LP30 of the LP, which seeks to ensure that development would not result in adverse impacts on the amenity of neighbouring occupiers.

Conditions

11. The Council has suggested conditions which I have considered against the advice in the Framework and Planning Practice Guidance. I have imposed conditions to ensure that the proposal is built in accordance with the approved

plans to provide certainty and that seek to safeguard the character and appearance of the area.

Conclusion

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

G. Pannell

INSPECTOR