



Appeal Decision

Site visit made on 3 December 2019

by Ian Harrison BA Hons DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 December 2019

Appeal Ref: APP/U5930/D/19/3236763

105 The Ridgeway, Chingford, London E4 6QW

- 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 Ashwin Patel against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 192089, dated 25 June 2019, was refused by notice dated 20 August 2019.
 - The development proposed is the construction of a single storey front and side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for the construction of a single storey front and side extension at 105 The Ridgeway, Chingford, London E4 6QW in accordance with the terms of the application, Ref 192089, dated 25 June 2019, 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: 775-g-front and side - Page 1, 775-g-front and side - Page 2, 775-g-front and side - Page 3, 775-g-front and side - Page 4, 775-g-front and side - Page 5, 775-g-front and side - Page 6 and 775-g-front and side - Page 7.
 - 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.

Procedural Matter

2. The description of development given above is taken from the Council's Decision Notice. The appeal form also uses this description and indicates that the change from the description that was used on the application form is agreed. I consider that the amended description describes the development accurately and efficiently and I have therefore proceeded on that basis.

Main Issue

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

Reasons

4. The appeal site is located within a residential area in which the dwellings are of varied scale and appearance, with many appearing to have been the subject of extensions and alterations to the front and side. The dwelling at the appeal site is a detached, rendered, dwelling with a brick, two storey bay to the front and decorative brick detailing surrounding the front door. The site sits at the junction of The Ridgeway and Endlebury Road, but the set back of the dwelling from The Ridgeway and the presence of trees and shrubs at the frontage of the site partially reduce its prominence.
5. The proposed single storey extension would project to the front and side of the existing dwelling, infilling the gap between the flank elevation and the boundary that is shared with 103 The Ridgeway. The extension would feature pitched roofs to the front and side, with a parapet to both side elevations.
6. Whilst the Council's Residential Extensions and Alterations Supplementary Planning Document (SPD), adopted 2010, discourages front extensions, it states that, exceptionally, a front extension may be considered appropriate where the street comprises of an irregular building line or pattern. In these circumstances the SPD requires that front extensions are sensitively designed to appear as if they were part of the original building and not look out of place in the street, have regard to the fenestration and roof of the existing dwelling and use materials that complement or match the original house.
7. Single storey front projections are common within the locality and there are examples of extensions projecting forward of bays. As the built form of the surrounding area is of mixed appearance with variation to the building line, this proposal would not cause significant disruption to the pattern or rhythm of development within the locality and would not cause the dwelling to appear out-of-keeping with its surroundings.
8. The extension would project forward of the bay and therefore would alter the appearance of the dwelling and attract some attention away from this existing feature that contributes positively to the appearance of the dwelling. However, the single storey height of the extension, its detachment from the bay and the positioning of the bay relative to the entrance to the site means that the bay would remain a dominant feature of the dwelling. Furthermore, the proposal would utilise matching materials and would replicate the positioning and detailing of the existing windows and the existing door.
9. As such, whilst the loss of brick detailing around the front door is unfortunate, the resultant extension would appear suitably integrated with the form and appearance of the host dwelling.
10. For these reasons, the proposal would not have an unacceptable effect on the character and appearance of the existing dwelling and the surrounding area. The proposal is therefore in accordance with policy CS15 of the Council's Core Strategy¹ and policies DM4 and DM29 of the Council's Development Management Policies Document² which combine to require that development is of the highest architectural quality that reinforces local distinctiveness, responds positively to the local context and character and relates to the original

¹ Waltham Forest Local Plan Core Strategy (2012)

² London Borough of Waltham Forest Development Management Policies Local Plan (2013)

building, the street scene and the surrounding area in general. The proposal also accords with the guidance contained within the SPD that is set out above.

Conditions and Conclusion

11. For the reasons given above I conclude that the appeal should be allowed.
12. I have imposed a condition requiring that the development is carried out in accordance with the approved plans in the interests of certainty. In order to protect the character and appearance of the area, I have also imposed a condition requiring the development to be undertaken using materials that match the existing dwelling.

Ian Harrison

INSPECTOR