



Appeal Decision

Site visit made on 2 December 2019 by Mariam Noorgat BSc (Hons)

Decision by P J Davies BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 December 2019

Appeal Ref: APP/W5780/W/19/3234891
946 Eastern Avenue, Ilford IG2 7JB

- The appeal is made under section 78 of the Town Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Daniels against the decision of the London Borough of Redbridge.
 - The application Ref 2337/19, dated 30 May 2019 was refused by notice dated 25 July 2019.
 - The proposed development is the demolition of single garage and construction of new garage.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons

4. The appeal site is to the rear of 946 Eastern Avenue, and forms part of a terraced row of garages and a service lane accessed from Silverdale Avenue. It comprises the end garage and an open parking space orientated side on to the road. Most of these garages have identical shutters in terms of width and all the garages are similar in scale which provides a sense of uniformity. The proposal would also be seen in the context of a garage within the plot of 22 Holland Park Avenue which abuts the rear elevation of the appeal garage. This garage fronts Silverdale Avenue and is in line with the boundary of the open parking area at the appeal site.
5. The proposed increased height and width of the garage would be a considerable deviation from the built form of the existing row of garages and would be at odds with the modest nature of these. The proposed shutter would be wider than the average garage shutter along the section of the service road and would disrupt the general pattern and consistency. It would therefore

provide an incongruous view when approaching from the northern section of Silverdale Avenue.

6. The proposed development would also, by virtue of its additional bulk and proximity to the highway, result in an extensive and unrelieved flank wall which would be visually dominant. The neighbouring garage, which would end up attached to the rear of the proposal, has a single sloping roof plane that would fall away from the flat roof height of the proposed garage. As a consequence, the garages would be conjoined in an overly bulky shape and form that would appear at odds with the subservient and traditional form of rear buildings that characterise this part of the street scene.
7. For these reasons, I conclude that the proposed development would harm the character and appearance of the area, contrary to Policy LP26 of the Redbridge Local Plan 2015-2030, March 2018, which seeks to ensure developments are well designed and respect the local character.

Other Matters

8. The appellant states the garage structure requires updating and that there would be, as also confirmed by the Council, no negative impacts to neighbours. These factors however would not outweigh the harm.

Recommendation and Conclusion

9. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Mariam Noorgat

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

P J Davies

INSPECTOR