



Appeal Decision

Site visit made on 2 December 2019

by Stephen Wilkinson BA BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 January 2020

Appeal Ref: APP/W5780/D/19/3239661

10 Abbotsford Road, Goodmayes, Ilford, IG3 9SL

- 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 Kulwant Singh against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 1976/19, dated 7 May 2019, was refused by notice dated 29 July 2019.
 - The development proposed is existing hipped roof to be converted to part hipped and part gable roof.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the streetscene.

Reasons

3. The appeal proposal involves alterations to the existing hipped roof involving the development of a half hipped with part gable roof required to accommodate additional floor space.
4. Despite some limited infill development Abbotsford Road has a character defined by the original pairs of semi-detached dwellings whose regular spacing is accentuated by the properties' hipped gable roofs. The neighbouring gable fronted property at No.12 Abbotsford Road is the exception to the street's established character.
5. The proposed half hip and gable to the appeal site would introduce a new roof profile to this dwelling resulting in an imbalance to this pair of semi-detached properties. The appellant has drawn my attention to the dismissal of an appeal¹ for a roof extension at this site involving a new gable roof in 2018. I acknowledge that the current scheme overcomes some of the previous concerns regarding bulk and scale and would be subordinate to the main dwelling. However, the issue of imbalance to the pair of semi-detached properties remains together with the wider impact of the proposal on the character and appearance of the streetscene.

¹ APP/W5780/D/3208988

6. The appellant states that the design of the proposal would be screened from along the road and that given the context set by the roof profile of No 12 Abbotsford Road it would be acceptable. Furthermore, they state that there are other roof extensions in the locality and further afield which have unbalanced roof profiles and that the impact of the proposals would be mitigated through the use of materials to match the existing property. However, the proposals would be clearly visible when viewed from along Abbotsford Road and the approach from Broomhill Road. Although there may be other roof extensions in the area my principal concern is with the maintenance of the character and appearance of this part of Abbotsford Road. The proposal would result in an imbalance in this pair of semi-detached properties. The use of matching materials would not be sufficient to mitigate for this uncharacteristic form of development.
7. I conclude that the proposed scheme would adversely impact on the character and appearance of the streetscene. The scheme would be counter to adopted policies LP26 and LP30 of the Redbridge Local Plan 2015-2030 (2018) which require that new development is of a high quality and that proposed roof extensions are sympathetic to the original dwelling and maintain or improve the appearance of the streetscene. Furthermore, I consider that the proposals would be contrary to paragraph 127 of the National Planning Policy Framework 2019 which promotes good design.

Conclusions

8. For the above reasons I dismiss this appeal.

Stephen Wilkinson

INSPECTOR