
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/19/3240442

2A Merlin Grove, Hainault, Ilford, IG6 2QX

- 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 Anish Pandey against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 2987/19, dated 9 July 2019, was refused by notice dated 7 October 2019.
 - The development proposed is for 2 storey side extensions, part first floor and rear extension and part single storey rear extension and front porch.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site comprises an end of terrace two storey residential property located on the eastern side of Merlin Grove at the junction with Brunswick Gardens. The proposals would involve partial redevelopment of the property with part two, part single storey extensions to the side and rear with a front porch.
4. The proposals are excessive given the area's townscape character which is defined by short terraces and semi detached two storey residential properties set back from road frontages. This gives the area a sense of openness which needs protecting. The location of the site atop a rise in Brunswick Gardens makes the site particularly prominent. By extending to within one metre of the site's flank boundary on Brunswick Gardens the proposed two storey side extension would be particularly visible reducing the openness of the street at this point. The bulk and scale of the proposals would have an adverse impact on the character and appearance of the street scene.
5. The appellant states that the proposed design and materials would adhere to adopted policies and provide a positive design solution given the scheme's architectural and design quality. Whilst I acknowledge that the proposal does contain some positive design qualities it is the overall scale of this scheme which is excessive for this site.

6. The appellant has included in their statement several examples of other two storey flank or side extensions. However, I do not have the planning history of these and it would seem that some precede the adoption of the current Local Plan policies. What defines this site as different from many of the examples quoted is not the nature of the proposals but the prominence of this site's location within the streetscene.
7. I conclude that the proposals would be contrary to policies LP26 and LP30 of the Redbridge Local Plan 2015-2030, adopted 2018, which seek to promote high quality design in new development and that extensions to residential properties do not adversely impact on outlook and daylight to other residential properties. The proposals would also not comply with paragraph 127 of the National Planning Policy Framework 2019 which seek to achieve well designed places with a high standard of amenity. For these reasons the proposals would adversely impact on the character and appearance of the streetscene
8. For the above reasons I dismiss this appeal.

Stephen Wilkinson

INSPECTOR