
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: 21 January 2020

Appeal Ref: APP/W5780/D/19/3239392

152 Overton Drive, Wanstead, London, E11 2LP

- 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 Mrs Rebecca Green against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 2558/19, dated 14 June 2019, was refused by notice dated 2 September 2019.
 - The development proposed is new single storey rear extension to existing conservatory.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. Although the applicant has applied for planning permission for an extension to the existing conservatory the proposal would actually involve the demolition of this and I have therefore dealt with this appeal proposal as a single storey rear extension with decking.

Main Issue

3. The main issue is the effect of the proposal on living conditions of the occupiers of No. 150 Overton Drive with particular regard to loss of day light and outlook.

Reasons

4. The appeal site comprises a two storey residential property which forms part of a short terrace which have long rear gardens overlooked by windows serving habitable rooms on the ground floor. The application is for a single storey flat roof rear extension of approximately 4m depth and 3.5m in height which will cover the whole of the back of the property with decking extending a further 2m approximately into the garden. The proposal would involve the demolition of the existing conservatory which lies close to the boundary with No.150 Overton Road. This property has not been extended at ground floor level. This is in contrast to No.154 which has a single storey rear extension of about 3m depth.
5. No 150 Overton Road includes in its ground floor rear elevation, windows serving habitable rooms, one of which is located within approximately one metre from the property boundary with the appeal site. Although the existing conservatory has a ridge height of 3.5m this is set well away from the

boundary with No 150 Overton Road, whereas the height of the proposal would be 3.5m right on the property boundary. This height together with its proposed length would result in an unacceptable loss of daylight to the rear window serving the habitable room to No 150 Overton Road. Furthermore, the height and length of the proposed scheme would result in an unacceptable sense of enclosure and loss of outlook from this window.

6. Accordingly, I conclude that the proposals would be contrary to policies LP26 and LP30 of the Redbridge Local Plan 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.

Other matters

7. The appellant has identified a number of other rear extensions of similar depth to the appeal proposal within the vicinity of the appeal site. However, I do not know the circumstances behind each case and cannot comment on them. Furthermore, they state that the proposed scheme is of a high quality design which makes a positive contribution to its immediate context. I consider that it is the design of the proposed extension by reason of its length and height which would adversely impact on the living conditions of the neighbouring property by reason of a loss of daylight and outlook.
8. For the above reasons I dismiss this appeal.

Stephen Wilkinson

INSPECTOR