



Appeal Decision

Site visit made on 8 January 2020

by Colin Cresswell BSc (Hons) MA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 January 2020

Appeal Ref: APP/B5480/D/19/3242073

96 The Drive, Collier Row, Romford RM5 3UH

- 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 Paul Clifford against the decision of the Council of the London Borough of Havering.
 - The application Ref P1381.19, dated 6 September 2019, was refused by notice dated 15 November 2019.
 - The development proposed is rear extension and front porch and side extension with WC shower.
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Decision

1. The appeal is allowed and planning permission is granted for a rear extension and front porch and side extension with WC shower at 96 The Drive, Collier Row, Romford RM5 3UH in accordance with the terms of the application, Ref P1381.19, dated 6 September 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1957-0000, 1957-0100, 1957-0101, 1957-300, 1957-1100, 1957-1101, 1957-1300.

Application for costs

2. An application for costs was made by Mr Paul Clifford against the Council of the London Borough of Havering. This application is the subject of a separate Decision.

Main Issue

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

Reasons

4. The appeal concerns a semi-detached dwelling which is set back from the road behind a grassy area of open space. The street scene in this area has a distinctly uniform appearance, with generally consistent architectural styles and layouts. This includes a matching pair of semi-detached dwellings situated a short distance away to the north-west.

5. The proposed alterations would change the appearance of the property as seen from the street. As the front and side extensions would wrap around the ground floor of the house, the development would have the effect of moving the front elevation forward of the existing building line and widening the frontage. Furthermore, the proposed brick finish and pattern of fenestration would contrast with the original design of the property.
6. As a result of these changes, the appeal property would appear different than the adjoining semi-detached dwelling (No 94 The Drive) and the matching pair of semi-detached dwellings to the north-west. The proposal would therefore lead to some loss of uniformity within the street scene.
7. Nonetheless, I am mindful that the proposed alterations to the front and side of the property would be small scale and not especially prominent within the wider street scene. The extension would be low-level and the main frontage of the house would remain relatively consistent with its neighbour. Therefore, while there would be some loss of uniformity, the distinctive qualities of the area would not be undermined to a harmful extent.
8. Although the proposed development does not follow all of the advice set out in Residential Extensions & Alterations SPD¹, the main purpose of this guidance is to maintain local distinctiveness and ensure appropriate standards of design. For the reasons given above, the locally distinctive qualities of the street scene would be maintained in this particular case.
9. I conclude that the proposal would have an acceptable effect on the character and appearance of the area. There would be no conflict with Policy DC61 of the Core Strategy and Development Control Policies DPD² which seeks appropriate standards of design. The appeal should therefore be allowed. In the interests of clarity, standard conditions requiring the development to be carried out in accordance with the plans and within a time limit have been imposed.

Colin Cresswell

INSPECTOR

¹ London Borough of Havering Residential Extensions and Alterations Supplementary Planning Document Adopted 2011.

² London Borough of Havering Core Strategy and Development Control Policies Development Plan Document Adopted 2008.