
Appeal Decision

Site visit made on 21 January 2020 by Emma Worby BSc (Hons) MSc

Decision by Andrew Owen BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 February 2020

Appeal Ref: APP/W5780/D/19/3237539

24 Saltash Road, Hainault, Ilford IG6 2NL

- 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 Daniel Oyelakin against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 2328/19, dated 28 May 2019, was refused by notice dated 19 August 2019.
 - The development proposed is a 4 metre ground floor extension at the rear of the existing property.
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Decision

1. The appeal is allowed and planning permission is granted for a 4 metre ground floor extension at the rear of the existing property at 24 Saltash Road, Hainault, Ilford, IG6 2NL in accordance with the terms of the application, Ref 2328/19, dated 28 May 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Block/Site Plan, Site Location Plan, P.01, P.02, P.03, P.04, P.05, S.01, S.02, S.03, S.04 and S.05.

Appeal Procedure

2. The site visit was undertaken by an Appeals 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 in this appeal is the effect of the proposed development on the living conditions of the occupiers of No.22 Saltash Road with regards to outlook.

Reasons for the Recommendation

4. The appeal property is a two-storey mid-terrace dwelling with a long and narrow garden to the rear. The proposed development is a single storey rear extension, extending 4 metres from the rear elevation of the dwelling. The proposal would be slightly greater in depth and height than the current single storey rear extension at the adjoining property No.26 Saltash Road.

5. The other adjoining property, No.22 Saltash Road, currently has no rear extensions and therefore the proposal would extend 4 metres beyond the rear elevation of this dwelling. Nevertheless, the proposed development is single storey in nature with a flat roof at a height of 3.1 metres and, due to this modest height, would not be intrusive or unneighbourly to the occupiers of the neighbouring property and would not result in an adverse impact on the outlook from their patio doors which are closest to the proposed development. Furthermore the other property adjacent to No.22, No.20 Saltash Road, does not have a rear extension and therefore the proposal at the appeal site would not result in a significant sense of enclosure to the occupiers of No.22.
6. Although the Council have stated that properties in this area typically benefit from modest 3 metre rear extensions, examples of extensions with a greater depth were observed in the surrounding area during the site visit.
7. Consequently, I conclude that the proposed development would not have a harmful impact on the living conditions of the occupiers of No.22 Saltash Road. Therefore, the proposal would not be in conflict with Policies LP26 and LP30 of the Redbridge Local Plan (2018) which both seek to ensure that development does not result in an adverse impact upon the amenity of neighbouring occupiers.

Conditions

8. In addition to the standard time period for commencement of the development, I have attached a condition requiring the development to accord with the approved plans, as this provides certainty. A condition requiring the use of materials matching that of the existing building was requested by the Council. This would not be appropriate as the materials shown on the plans would not match the existing dwelling. However, the proposed materials are considered to be acceptable and therefore the condition requiring the development to accord with the submitted plans would also ensure it is constructed of those materials shown on the plans.

Conclusions and Recommendation

9. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is allowed.

Emma Worby

APPEALS 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 allowed.

Andrew Owen

INSPECTOR