



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: 10 February 2020

Appeal Ref: APP/W5780/D/19/3239916

135 Whitehall Road, Woodford, IG8 0SA

- 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 Babar Ali against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 3198/19, dated 29 July 2019, was refused by notice dated 25 September 2019.
 - The development proposed is single storey front extension/porch, single storey rear extension and basement with rear lightwell.
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Decision

1. The appeal is allowed and planning permission is granted for single storey front extension/porch, single storey rear extension and basement with rear lightwell at 135 Whitehall Road, Woodford, IG8 0SA in accordance with the terms of the application, Ref 3198/19, dated 29 July 2019, and the plans submitted with it, 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: Existing Plans 01, 02, 03; Existing Elevations, 04; Proposed Plans, 05, 06, 07, 08; Proposed Elevations, 09, 10; Block Plans, 11 and OS map, 12.
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.
 - 4) The extensions hereby permitted shall not be occupied until the windows at first floor level facing 137 Whitehall Road and the flank window to the conservatory facing 133 Whitehall Road have been fitted with obscured glazing, and no part of that/those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

Main Issue

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

Reasons

3. The appeal site is a large detached 2 storey residential property with a large rear garden. Whilst the appeal proposals include extensions to the front and rear of the property the main issue between the parties concerns the impact of the side and rear single storey extensions.
4. The proposed side extension would extend from the existing rear wall of the garage by approximately 9.5m to its furthest extent although adjacent to the boundary with No.133 Whitehall Road it is reduced to around 7.0m. This extension wraps around the corner of the property as part of a single storey rear extension which projects about 6.0m from the main rear wall of the property although at its nearest point to the boundary with No. 137 Whitehall Road it is reduced in depth to about 4.5m. The extension to the rear has been designed with a crown roof design with an overall height of between 3.6-4.3m and an eaves height of between 2.75m- 3.45m reflecting the slope across the site.
5. The size of the side and rear extensions is commensurate with the size of the existing house. The proposed 'crown roof' design is a common design solution to achieve an appropriate roof shape in a way which reduces impact on surroundings. Their location to the side and rear of the appeal site means that these extensions are discrete and would have minimal impact on the character and appearance of the area.
6. I consider that the proposed design is consistent with the Councils Householder Design Guide (2012) which seeks to ensure that new extensions are of an appropriate scale and design. Policies LP26 and LP30 of the Redbridge Local Plan 2015-2030 require, amongst other matters, that new development is of a high quality design, that householder extensions complement the character of the original building and are subordinate to the existing building in terms of size, scale and height.
7. Accordingly, I conclude that the proposals are not contrary to the Design Guide, adopted local policies nor would they be contrary to the National Planning Policy Framework (the Framework) 2019 which promotes good design.

Conditions

8. The Council has not supplied a list of draft conditions in respect of these proposals. However, given the nature of the proposed development and having regard to the Planning Policy Guidance and the Framework I have decided to attach conditions regarding materials to protect the character and appearance of the area and in the interests of certainty I have attached a condition specifying the approved plans. Furthermore, I have included a condition requiring obscure glazing in the flank windows facing on to No.137 Whitehall Road and the flank window in the rear conservatory facing No 133 Whitehall Road to prevent overlooking.

Conclusions

9. For the above reasons the appeal is allowed.

Stephen Wilkinson

INSPECTOR