



Appeal Decision

Site visit made on 21 January 2020 by Thomas Courtney BA(Hons) MA

Decision by Andrew Owen MA BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th February 2020

Appeal Ref: APP/W5780/D/19/3238316

3 Nursery Close, Woodford Green, IG8 0ES

- 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 Thompson against the decision of the London Borough of Redbridge Council.
 - The application Ref 1556/19, dated 4 April 2019, was refused by notice dated 13 August 2019.
 - The development proposed is a two-storey rear extension and alterations to fenestrations.
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Decision

1. The appeal is allowed and planning permission is granted for a proposed two-storey rear extension and alterations to fenestrations at 3 Nursery Close, Woodford Green, IG8 0ES, in accordance with the terms of application Ref 1556/19 dated 4 April 2019 and subject to the following conditions:
 - 1) The development hereby permitted shall begin no 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: Drawing Nos. PL-00, EX-01, EX-02, PL-01 Rev A and PL-02 Rev A.

Procedural Matter

2. In the interest of accuracy, the description of development used in the header above is based on that used on the Council's officer report and it is not disputed by the appellant.

Appeal Procedure

3. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

4. The main issue is the effect of the two-storey rear extension on the character and appearance of the Woodford Broadway Conservation Area.
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Reasons for the Recommendation

Character and appearance

5. The appeal property comprises a detached 1.5 storey dwelling located at the end of a cul-de-sac within the Woodford Broadway Conservation Area (WBCA). It features wide flat-roof dormers to the front and rear elevations as well as a rear garden enclosed by a tall brick wall. On my site visit I observed dense and mature planting along this wall as well as within the rear gardens of the properties along Park Avenue behind. The properties on Nursery Close are broadly consistent in style and size and appear to date from the post-war period.
6. The WBCA covers a large residential area between All Saints Woodford Wells church, Woodford Green and Woodford station, as well as the small commercial town centre area surrounding The Broadway. Its significance lies, in part, in the distinctive layout and appearance of the buildings within it. Indeed, its unique character derives from its development as a prestigious Edwardian and inter-war estate for the middle-classes with easy train access via the Great Eastern Railway line to central London from Woodford Station. Many of the properties in the area are large detached and semi-detached dwellings with rich Edwardian decorative features set within large plots. In contrast, the WCBA appraisal describes Nursery Close as being of no historic or architectural interest (paragraph 5.12) but states that it is not considered to have a significant negative impact on the overall character of the area.
7. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. In this respect national policy on heritage assets, which includes conservation areas, is set out in the National Planning Policy Framework (NPPF). At paragraph 192, it sets out matters which should be taken into account including sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.
8. The proposal will result in a two-storey flat roof rear extension to accommodate a new staircase. It would be centrally located and would join up with the existing rear dormer at roof level. The plans indicate the proposed development would be metal framed and finished with double glazed obscured glass. Although the Council have qualified the proposal as an unsympathetic extension that would be a visually intrusive feature in the locality, I find it would appear as a modest and integrated addition to the host dwelling. It would clearly appear subordinate and, by virtue of its location to the rear of the house, it would not occupy a prominent position in the street scene.
9. Furthermore, the tall brick wall and mature vegetation at the rear would provide adequate screening so that it would not be easily visible to properties on Park Avenue, and notwithstanding that, the separation distances between the appeal property and the houses on Park Avenue are substantial.
10. I therefore find the proposal would preserve the character and appearance of the Woodford Broadway Conservation Area. It would therefore not conflict with policy 7.4 of the London Plan and policies LP26 and LP30 of the Redbridge Local Plan (the 'local plan') which together seek to ensure proposals are well designed and contribute positively to the character and appearance of the

surrounding area in which they lie, as well as local plan policy LP33 which seeks to ensure proposals preserve or enhance the character of conservation areas.

Conditions

11. The Council has suggested a number of conditions that it would wish to see imposed in the event that the appeal was successful. I have considered the suggested conditions against the advice on conditions set out in the NPPF and the Planning Practice Guidance.
12. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I also note that the Council requested a condition requiring the external materials match the existing building, however this would not reflect the drawings so would not be enforceable. As I have found the proposed materials shown on the plans to be acceptable, the condition that requires the development to accord with the plans would suffice to ensure the extension would be constructed of the materials specified and that there would be no harm to the character and appearance of the WBCA.

Recommendation

13. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

Thomas Courtney

APPEAL PLANNING OFFICER

Inspector's Decision

14. 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