



Appeal Decision

Site visit made on 27 January 2020 by Thomas Courtney BA(Hons) MA

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th February 2020

Appeal Ref: APP/U5930/D/19/3238514

93 Westward Road, Chingford E4 8QH

- 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 L. Ding against the decision of the London Borough of Waltham Forest Council.
 - The application Ref 191607, dated 14 May 2019, was refused by notice dated 8 August 2019.
 - The development proposed is a ground floor rear extension & first floor rear extension.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. 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.

Procedural Matter

3. During the site visit I observed that the ground floor rear extension has been constructed. Accordingly, I have considered the proposal on this basis.

Main Issue

4. The main issue is the effect of the first-floor rear extension on the character and appearance of the host dwelling and surrounding area.

Reasons for the Recommendation

5. The appeal property comprises a two-storey semi-detached dwelling situated on the southern side of Westward Road. The property features a rear dormer roof extension and a ground floor rear extension. The eastern side of the ground floor rear extension projects out at a deeper depth than the western side of the extension, along the boundary with the neighbouring property at 91 Westward Road.
 6. The appeal property lies within an established residential area characterised by a mix of terraced and semi-detached two-storey dwellings, although I observed a few detached dwellings on the northern side of Westward Road. The rear of the property faces a large open area of allotment gardens.
 7. Although the appellant states that the proposed first floor rear extension would be subordinate to the existing dormer, measure about 50% of the width of the
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dwelling, and finished with materials to match the existing, I find it would have an odd pitched roof design and would sit awkwardly beneath the existing rear dormer. It would undermine the overall form and appearance of the dwelling's rear elevation, thus failing to adequately tie in with the host dwelling and resulting in a visually discordant feature which would constitute an incongruous addition. Although there are rear extensions to dwellings along the southern side of Westward Road, none would share the same characteristics as what is proposed. I therefore find that the proposed pitched roof design of the rear first floor extension would harm the character and appearance of the host dwelling and the surrounding area.

8. Given the above, the proposed development would conflict with Policy CS15 of the Waltham Forest Local Plan Core Strategy, Policies DM4 and DM29 of the Waltham Forest Development Management Policies Local Plan, the 'Residential Extensions and Alterations' Supplementary Planning Document, as well as the National Planning Policy Framework 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.

Recommendation

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

Thomas Courtney

APPEAL 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 dismissed.

K Taylor

INSPECTOR