The Planning Inspectorate

Appeal Decision

Site visit made on 23 March 2020

by M Madge DipTP, MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15th April 2020

Appeal Ref: APP/W5780/D/20/3245516
61 Woodford Road, South Woodford, London E18 2EA

- 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 Yasin Patel against the decision of the Council of the London Borough of Redbridge.
- The application Ref 4093/19, dated 18 October 2019, was refused by notice dated 27 November 2019.
- The development proposed is the installation of a front gate.

Decision

1. The appeal is allowed and planning permission is granted for the installation of a front gate at 61 Woodford Road, South Woodford, London E18 2EA in accordance with the terms of the application, Ref 4093/19, dated 18 October 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 plan: 290-PL-06 Rev A.

   3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on approved plan: 290-PL-06 Rev A.

Main Issue

2. The appeal property is within the Snaresbrook Conservation Area, and I am conscious of my statutory duty arising from section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council has also supplied development plan policies and supplementary guidance relating to housing design, character, appearance and heritage. Taking these matters together with my observations on site, I consider the main issue to be whether the proposed development preserves or enhances the character or appearance of the host property and the Snaresbrook Conservation Area.

Reasons

3. The appeal site is within the Snaresbrook Conservation Area. The conservation area has an open character, with existing development in the locality bordering an area of public open space (the green), which lies between Woodford Road

and The Drive. The green positively contributes to the open character and appearance of the Snaresbrook Conservation Area.

4. The appeal property has an art deco design, featuring strong horizontal fenestration details and a white render finish. There are a wide variety of dwelling designs and construction materials evident around the green. The appeal property's appearance is however unique in this locality.

5. I saw that front boundary treatments along Woodford Road and The Drive are varied in terms of materials, detailing and height. The front boundary treatment of the appeal property is a low rendered wall with railings above, which are set between tall pillars. While the proposed development might contrast with the prevailing height and design of front boundary treatments elsewhere, it would be of a similar scale, design and materials to the appeal dwelling's boundary treatment. As such, it would integrate well into the appeal property's appearance and design.

6. I have had regard to the Snaresbrook Conservation Area Enhancement Scheme, which identifies that "the object of this area's preservation and enhancement will be to retain the open character of the Conservation Area provided by the green and parklands". The existing forms of boundary treatment provide a clear demarcation between private property and the public realm. While many properties do not have gates on their driveways, this absence does not significantly add to the openness derived from the adjacent green. Similarly, the proposed gate would not significantly harm the open character of the appeal property's front garden, which is already enclosed by tall boundary treatment.

7. I therefore conclude that the proposed development would not harm the character and appearance of the host property or the wider locality including the openness of the green. It would therefore preserve the character and appearance of the Snaresbrook Conservation Area.

8. Policies LP26, LP30 and LP33 of the Redbridge Local Plan 2015 – 2030 (March 2018) seek to deliver high quality development which respects, conserves, protects and compliments the character of the host dwelling, the locality and any identified heritage asset. For the reasons set out, I find no conflict with the identified policies. The scheme would also accord with section 16 of the National Planning Policy Framework, which seeks to conserve and enhance the historic environment.

9. The Council's Housing Design Supplementary Planning Document (September 2019) (the SPD) requires boundary treatments to reflect the character of the area, and low brick walls are identified as a usual front boundary treatment. The limited conflict with the guidance in the SPD is outweighed by the preservation of the appeal property's unique design characteristics.

Conditions

10. In addition to the standard time limit, a condition specifying the approved plans is necessary as it provides certainty. I have also imposed a condition specifying materials as this is necessary to safeguard the character and appearance of the conservation area.

Conclusion

11. For the reasons set out above the appeal is allowed.

M Madge

INSPECTOR