
Appeal Decision

Site visit made on 23 June 2020 by Mariam Noorgat BSc (Hons)

Decision by Andrew Owen BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 July 2020

Appeal Ref: APP/U5930/D/19/3243576
99 Montague Road, Leytonstone E11 3EW

- The appeal is made under section 78 of the Town Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Stavros Garzonis against the decision of Waltham Forest Borough Council.
 - The application Ref 192422 dated 22 July 2019 was refused by notice dated 3 October 2019.
 - The proposed development is described as increase the existing ridge height and loft conversion with rear dormer and velux windows to the front
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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. The appellants dispute the Council's assertion that the elevation fronting Wanstead Flats is the front elevation, and instead suggest this elevation, which would accommodate the dormer, is the rear. However, this disagreement is not critical to my assessment of the main issue set out below.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The appeal site accommodates a two-storey end of terrace dwelling. The terrace it is a part of is small and, alongside the neighbouring terraces, is highly visible from the public field to the east of the property. Various loft conversions of different styles could be seen from this vantage point and it is a common feature of the immediate area. The ridge height of the appeal terrace is the same height which provides a consistency between the houses within the terrace giving an appealing view when seen from the public realm.
6. The proposed dormer would not be an uncommon feature for the local vicinity. However, the increased ridge height to accommodate the dormer would fail to

maintain the consistency that the houses within the terrace share. The increase in ridge height of this house would therefore appear discordant and incongruous.

7. For these reasons, I conclude that the proposed development would harm the character and appearance of the area. The proposed development therefore conflicts with Policy CS15 of the Waltham Forest Local Plan Core Strategy, Adopted March 2012 and Policies DM4 and DM29 of the London Borough of Waltham Forest Development Management Policies Local Plan, Adopted October 2013, which seeks to ensure developments respond positively to the local character of the area.

Other Matters

8. The Council refer to the guidance set out within the Residential Extensions and Alterations Supplementary Planning Document. I have not been provided with a copy of this, however, regardless of whether the proposal adheres to this or not, I find a clear conflict with the policies as outlined above.

Recommendation and Conclusion

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

Mariam Noorgat

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.

Andrew Owen

INSPECTOR