
Appeal Decision

Site visit made on 30 September 2020

by Stephen Wilkinson BA BPI DIP LA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 October 2020

Appeal Ref: APP/W5780/W/20/3246245
332 Ilford Lane, Ilford, IG1 2LT

- 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 Wahid against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 4210/19, dated 31 October 2019, was refused by notice dated 30 December 2019.
 - The development proposed is demolition of commercial workshop. Erection of three storey building with mixed residential and commercial use.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The appellant sent up revised plans after the Council's decision was issued. Having viewed these I consider that they are materially different from those on which the Council has based its decision. Accordingly, for the sake of consistency, I am not prepared to consider these and I have determined the appeal on the basis of the drawings on which the Council made its decision.

Main Issues

3. The effect of the proposals on:
 - the character and appearance of the area, and
 - the living conditions of occupiers of the proposed second floor flats by reason of the quality of their internal environment.

Reasons

Character and appearance

4. The main differences between the parties on this issue relates to the proposed roof design. Instead of incorporating a pitched roof with a hipped gable and ridge line common to the short terrace of properties which the appeal site forms part of, the main roof of the proposal would involve a 'table top' design requiring a simple gable.
5. The surrounding area does not have a clearly defined character. However, the proposed scheme would result in the creation of a short terrace of 3 properties but would imbalance its appearance in the streetscene. Although gable roofs

are not uncommon in the locality the scheme would result in an imbalance in this short terrace given the roof design of No 336 Ilford Lane which includes a hipped gable.

6. Furthermore, although the ridge line common to the two neighbouring properties would be maintained in the current scheme, the creation of a 'table top' roof would exacerbate the bulk of the roof profile when viewed from the rear gardens of Wingate Road. I acknowledge that this form of roof design has been used in other schemes in the area but the appeal site has a different context established by the domestic scale of Nos 334-336 Ilford Lane. The design would significantly extend the second floor extension adversely impacting on the area's character and appearance.
7. For these reasons I conclude on this main issue that the proposed scheme would be contrary to Policy LP26 of the Redbridge Local Plan 2018 which amongst other matters requires a high standard of development and that it respects the character of its surroundings.

Living conditions

8. The main difference between the parties on this issue concerns the living environment created for the occupiers of the second floor room caused by insufficient headroom. Although the proposed flat would have sufficient floorspace in line with Guidance, in practice without adequate headroom, this is undermined and results in a flat of insufficient habitable living space.
9. As the proposed flats would have few amenities, the need for a good quality internal environment is paramount. For this reason, I conclude on this main issue that the appeal scheme would not be in accordance with Policy 3.5 of the London Plan 2016 and the DCLG¹ Technical Housing Standards and Policies LP26 and 29 of the Redbridge Local Plan 2018 which require that all new residential development is built to appropriate standards.

Conclusions

10. Whilst I acknowledge the importance of additional housing this need should not override the importance of good design and the requirement that new dwellings have acceptable living conditions for occupiers.
11. For the above reasons I hereby dismiss this appeal.

Stephen Wilkinson

INSPECTOR

¹ Department of Communities Housing and Local Government