



Appeal Decision

Site visit made on 21 October 2020

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 October 2020

Appeal Ref: APP/Z5060/D/20/3253528

40 Lilac Gardens, Rush Green, Romford, RM7 0RJ

- 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 Alan Kiernan against the decision of the Council of the London Borough of Barking and Dagenham.
 - The application Ref 19/01627/FUL, dated 16 October 2019, was refused by notice dated 30 March 2020.
 - The development proposed is rear extension part first floor extension and loft conversion with dormer front and rear.
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Decision

1. The appeal is allowed in part and planning permission is granted for rear extension part first floor extension and loft conversion with dormer rear at 40 Lilac Gardens, Rush Green, Romford, RM7 0RJ in accordance with the terms of the application, Ref 19/01627/FUL, dated 16 October 2019, subject to the conditions set out in the attached schedule.

Procedural Matters

2. For clarity, permission is only granted for that part of the proposed development referred to under the decision above. The appeal is dismissed in so far as it relates to the proposed front dormer, described in the application as "dormer front."
 3. Also for clarity, dismissal of the appeal in respect of the proposed front dormer has an impact on the approved plans as they relate to the second floor and roof. This is a matter addressed by the conditions set out in the attached schedule.
 4. The Council considers all elements of the proposed development except the proposed front dormer to be acceptable and consequently, this decision focuses upon the proposed front dormer.
 5. The proposed front dormer contains what could be described as a pair of gable-fronted windows. In this decision notice the proposed front dormer is referred to in the singular, as per the application form and the decision notice.
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Main Issue

6. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

7. The appeal property is a two-storey semi-detached dwelling. It is located in a residential area, characterised by the presence of pairs of two storey semi-detached dwellings and semi-detached bungalows, set back from the road behind a wide pavement and front parking areas and/or gardens. The width of the street, the presence of street trees and garden planting, and the spaces immediately in front of dwellings all combine to provide for a pleasant and spacious environment.
8. During my site visit, I observed that whilst many houses in the area have been altered and/or extended, such changes generally appear in keeping with their surroundings. I also noted that, with the exception of the presence of two front dormer extensions, the local roofscape appears largely uncluttered and that this uncluttered effect makes a positive contribution to the attractive, spacious qualities of the area.
9. By way of contrast, the two examples of front dormers draw attention to themselves as incongruous additions in an area where few such features exist.
10. The proposed front dormer would comprise a pair of adjoining gable-fronted windows. The proposal would fill a large part of the roof slope at the front of the property and would, as a result of its size and prominent location, draw attention to itself as an unduly dominant feature, out of keeping with the attractive qualities of the area identified above.
11. The harmful impact of the above would be exacerbated as a result of the proposal failing to match the host property's fenestration at ground and first floor levels. The proposed dormer windows would be of an entirely different size and character and as such, would appear as incongruous additions.
12. Further, the form and appearance of the proposed front dormer would be entirely different to that of the existing, neighbouring front dormer on the attached property, No 38 Lilac Gardens. This would result in a visual clash in a prominent location, adding to the incongruous appearance of the proposal.
13. Taking all of the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to DPD¹ policies BP8 and BP11; and to the Council's Residential Extensions and Alterations Supplementary Planning Document (2012), which together amongst other things, protect local character.

Conditions

14. I have considered the conditions suggested by the Council against the tests set out in Paragraph 55 of the Framework. A condition specifying the approved plans, insofar as they relate to the development hereby permitted (rear

¹ Barking and Dagenham Borough Wide Development Policies Development Plan Document (2011).

extension part first floor extension and loft conversion with dormer rear) is necessary for the avoidance of doubt and in the interests of proper planning. A condition requiring materials to match those of the existing house is necessary to protect the character and appearance of the host property and wider area.

Conclusion

15. For the reasons given above, the appeal succeeds insofar as it relates to rear extension part first floor extension and loft conversion with dormer rear but does not succeed in respect of the proposed front dormer, described in the application as "dormer front."

N McGurk

INSPECTOR

**Schedule of Conditions attached to
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40 Lilac Gardens, Rush Green, Romford, RM7 0RJ**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans insofar as they relate to rear extension part first floor extension and loft conversion with dormer rear: 07-05; and 07-06.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
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