



Appeal Decision

Site visit made on 2 November 2020

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 November 2020.

Appeal Ref: APP/W5780/D/20/3257592

50 Woodland Way, Woodford Green IG8 0QQ

- 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 Nick Gillett against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 1304/20 was refused by notice dated 29 June 2020.
 - The development proposed is first floor side extension with one front and one rear dormer window. Internal alterations.
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Decision

1. The appeal is dismissed.

Main issue

2. I consider the main issue to be the effect of the proposal on the living conditions of occupiers of No. 48 Woodland Way, with particular reference to daylight, sunlight and sense of enclosure.

Reasons

3. The proposal includes a first floor side extension partially situated above a ground floor extension approved under planning application Ref:0781/20. The proposed first floor extension would be positioned 1.5 metres from the shared boundary with No. 48 Woodlands Way, and some 2.5 metres from a number of ground and first floor south facing side windows in that neighbouring property.
4. From my observations, the side ground floor windows in the neighbouring property have a limited outlook due to existing built form, particularly the existing garage at the appeal property. Nevertheless, due to the scale, depth, height and position of the proposed first floor extension close to the side boundary, I consider that this situation would be unacceptably exacerbated, leading to a significant sense of enclosure.
5. Due to the orientation of the properties and for the same reasons as stated above, I consider that there would be significantly less daylight and sunlight received through these ground floor windows at No. 48 Woodlands Way, making these less pleasant rooms to use. Whilst I note the difference in land

levels, I do not consider that the land levels to be so significant to alleviate my concern.

6. In reaching my conclusion, I have had regard to all matters raised including an Appeal Decision for a different proposal Ref: APP/W5780/D/19/3238402. I have determined the appeal before me on its individual merits.
7. For the reasons stated above, I conclude that the proposal would have an adverse effect on the living conditions of occupiers of No. 48 Woodland Way. Thus, the proposal would be contrary to Policies LP26 and LP30 in the Redbridge Local Plan 2015 – 2030 (2018), particularly where they seek to ensure that development does not have an adverse impact on the amenity of neighbouring occupiers. I consider these Policies to be broadly consistent with the National Planning Policy Framework, where the Framework seeks to protect residential amenity.

J L Cheesley

INSPECTOR