



Appeal Decision

Site visit made on 08 November 2020

by Kim Langford Tejrar LLB (Hons) BSc (Hons) PGDIP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 November 2020

Appeal Ref: APP/W5780/D/20/3249555

41 George Lane, London E18 1LN

- 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 G Chance against the decision of London Borough of Redbridge.
 - The application Ref 4628/19, dated 05 December 2019, was refused by notice dated 30 January 2020.
 - The development proposed is erection of a single storey side and rear extension and part two storey rear extension.
-

Decision

1. The appeal is allowed and planning permission is granted for erection of a single-storey side and rear extension and part two-storey rear extension at 41 George Lane, London E18 1LN in accordance with the terms of the application, Ref 4628/19, dated 05 December 2019, subject to the conditions set out in the attached schedule.

Preliminary Matters

2. The description of development was amended to "*single storey side/rear extension. Part double storey rear extension. Alterations to fenestrations (summary)*" following submission of the application. The original description given on the application form is sufficiently clear as to the development proposed and I have referred to that original description for the purposes of this appeal.

Main Issues

3. The main issues are the effect of the proposal on the character and appearance of the area, particularly surrounding dwellings, and the effect on the character and appearance of the host dwelling.

Reasons

4. George Lane has a mixed character of predominantly residential properties to its south end, and mixed residential and commercial property to the north towards South Woodford underground station. The residential part of George Lane mostly consists of Victoria and Edwardian era terraced and semi-detached houses; many of which have been significantly extended to the rear. No.41 George Lane is semi-detached with no.39 and is one of four attractive Georgian style houses is situated at the residential end of George Lane, opposite

Woodford Baptist Church. Adjacent to the appeal site at 43-45 George Lane is an infill development consisting of a two-storey residential block with accommodation in the roof space.

5. There is a prevalence of both single-storey and two-storey rear extensions within the vicinity. Such extensions are be glimpsed from the street through the small gaps between properties and terraces, as well as observed to their full extent where there are larger gaps between properties, or at corner or end plots. The deep side elevation of a property with a large two-storey rear extension is prominent in the street scene directly opposite the appeal site, due to its siting adjacent to the open car park of the Church.
6. The appeal proposal would not be prominent or visually intrusive in the street scene due to its rear siting and narrow gaps with neighbouring properties. A glimpsed view of large rear extensions is in keeping with the character of the area in any case.
7. The infill development at 43-45 George Lane projects from the rear elevation with a slight inset; as such it appears as a full width rear extension. There is also a two-storey building at the end of the 43-45 George Lane plot, creating a sense of enclosure by built form along almost the entire boundary with the appeal site. As such, the appeal proposal would be in keeping with this surrounding context.
8. The other Georgian properties have substantial single-storey and two-storey rear extensions. Whilst the semi-detached no.39 has a part two-storey, part single-storey rear extension creating a similar rear profile to that existing at the appeal site, it does not create exact symmetry between the pair of properties. The parties have referred to a previously dismissed appeal relating to a proposed mansard roof at the appeal site¹. That proposal would have entirely altered the roof type and profile of the appeal site, creating a discord between the style and scale of the semi-detached pair. Though the current appeal proposal would create an uneven level of extension, it would respect the architectural features, overall scale and proportions of the semi-detached pair. The appeal proposal would also retain the existing 'butterfly' roof style.
9. The appeal proposal would extend the full width of the rear elevation and would represent a significant addition to the original property. However, the footprint of the existing property would not be greatly extended due to existing part two-storey and part single-storey extensions, and the proposal would be articulated as an extension by virtue of its 'step down' from the main roof and its 'butterfly' roof form. The proposal would thus be easily interpreted as an extension, with a subservient appearance. The plot size is generous and able to accommodate the extended property without appearing cramped or overdeveloped.
10. As such, the proposal would be in keeping with the character and appearance of the area and the host dwelling, in accordance with policies LP26 and LP30 of the Redbridge Local Plan 2015-2030, adopted in 2018. Policy LP30 relates to household extensions and seeks, amongst other things, development which complements, and is subordinate to, the character of the host building. Policy LP30 seeks to promote high quality design.

¹ APP/W5780/D/18/3215619

Conditions

11. I have imposed the standard 3-year time limit and approved plans conditions to ensure the development takes place in a timely manner in accordance with the details of the proposal.

Conclusion

12. For the reasons set out above, I conclude that the appeal proposal accords with the relevant policies of the Development Plan and that the appeal should be allowed, subject to conditions.

Kim Langford Tejrar

INSPECTOR

Schedule of 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 plans: G006-DRSE-PP-04, G006-DRSE-PP-03, G006-DRSE-PP-06, G006-DRSE-PP-05, G006-DRSE-PP-00 and the Design and Access Statement dated November 2019.