
Appeal Decision

Site visit made on 1 December 2020

by M Philpott BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th December 2020

Appeal Ref: APP/W5780/D/19/3242728

28 The Avenue, Wanstead E11 2EF

- 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 Mrs Susan Robinson against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 3642/19, dated 1 September 2019, was refused by notice dated 30 October 2019.
 - The development proposed is first floor rear extension to part rear and part side.
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Decision

1. The appeal is allowed and planning permission is granted for first floor rear extension to part rear and part side at 28 The Avenue, Wanstead E11 2EF in accordance with the terms of the application, Ref 3642/19, dated 1 September 2019, subject to the following 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: Site Location Plan; Block Plan; Drawing No 01.
 - 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 dwellinghouse.

Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Wanstead Grove Conservation Area.

Reasons

3. The site comprises a detached double fronted dwellinghouse located in the conservation area. The significance of the conservation area is derived from the varied examples of traditional housing within it, with Victorian and Edwardian properties and arts and crafts architecture apparent. No 28 is an attractive 1930's property that contributes positively to the variety of traditional housing within the conservation area.
4. The proposed first floor extension would be built over an existing single storey extension and attach to a 2 storey projection. It would have a similar gabled roof design and pitch to the latter, but have a lower eaves and ridge height. In

the context of the relatively large dwelling, the extension would be a proportionate and subordinate addition, as advocated by the Council's Housing Design Supplementary Planning Document.

5. The dwelling currently features projections on one of its sides in the form of an attached garage and an oriel window located above it; however, the front of the principal part of the building has a largely symmetrical appearance. Although the extension would project beyond the oriel window, it would be set back significantly from the front of the dwelling. In addition, views of the extension from The Avenue would be largely blocked by the parts of the dwelling in front of it and the neighbouring property at No 30. As a result of its size and set back position behind the other projections, it would not detract from the symmetrical appearance of the principal part of the dwelling.
6. I noted from my visit that views of the extension would be achievable from Kendon Close. However, it would be set back some distance from the close and from there the rear walls of the properties in The Avenue appear staggered. The extension would not appear discordant against the backdrop of the properties that would project behind it.
7. Whilst I have not been directed to any directly comparable extensions within the conservation area, I saw that many of the properties within it have asymmetrical and stepped elevations, projecting elements in set back positions and varied roof forms with differing ridges and eaves heights. The extension would reflect these characteristics.
8. The proposed development would therefore preserve the character and appearance of the conservation area. It accords with Policies LP26, LP30 and LP33 of the Redbridge Local Plan, which seek to protect local character and heritage assets.
9. In addition to the standard time condition, an approved plans condition is necessary in the interests of certainty. A condition to require that the materials used match those used in the existing dwelling is also needed to ensure that the character and appearance of the conservation area is preserved.

Conclusion

10. For the above reasons the appeal is allowed, subject to the conditions identified.

Mark Philpott

INSPECTOR