



Appeal Decisions

Site visit made on 8 October 2020

by Euan FS Pearson BA(Hons) BTP FRGS MRICS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 December 2020

Appeal A Ref: APP/U5930/W/20/3250489

15 Blackthorne Drive, Chingford, London E4 6LR

- 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 Terry Farr against the decision of London Borough of Waltham Forest.
 - The application Ref 194141, dated 20 December 2019, was refused by notice dated 28 February 2020.
 - The development proposed is demolition of existing garage and subdivision of site for construction of two storey side extension to create a two-bedroom single dwellinghouse with associated car parking space, and construction of a single storey rear extension.
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Appeal B Ref: APP/U5930/W/20/3249387

15 Blackthorne Drive, Chingford, London E4 6LR

- 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 Terry Farr against the decision of London Borough of Waltham Forest.
 - The application Ref 192182, dated 3 July 2019, was refused by notice dated 26 September 2019.
 - The development proposed is demolition of existing garage and construction of two storey, three-bedroom dwellinghouse. Associated work to include one parking space, refuse and cycle storage.
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This decision is issued in accordance with section 56(2) of the Planning and Compulsory Purchase Act 2004, as amended, and supersedes that issued on 8 December 2020.

Decisions

Appeal A Ref: APP/U5930/W/20/3250489

1. The appeal is dismissed.

Appeal B Ref: APP/U5930/W/20/3249387

2. The appeal is allowed and planning permission is granted for demolition of existing garage and construction of two storey, three-bedroom dwellinghouse, associated work to include one parking space, refuse and cycle storage at 15 Blackthorne Drive, Chingford, London E4 6LR, in accordance with the terms of application Ref 192182, dated 3 July 2019 and subject to the following conditions:

- 1) The development hereby permitted shall begin no 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: Drawing Nos. PL264.1 Rev A - PL264.6 Rev A, PL264.8 Rev A, PL264.10 Rev A, PL264.12 Rev A, PL264.13 Rev A, and PL264.14 Rev A.
- 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.

Main Issues

3. The main issue, in both appeals, is the effect of the development on the character and appearance of the existing terrace of dwellinghouses and the surrounding area.

Preliminary Matters

4. I note that the description in the application forms has been changed by agreement to that used by the Council in its decision notice. I have considered the appeal on the basis of the description shown in the Council's decision notices.
5. I also note that there is a minor error in Drawing Nos PL264.2 Rev A and PL264.1 Rev A, submitted with Appeal B. The elevations show No 17 as having a pitched roof, not representative of the situation on the ground.

Reasons

6. The appeal property is a dwellinghouse at the end of a terrace of three (Nos 15-19) with a garage attached. There is a single storey extension at the other end of the terrace, set back behind the building line. The terrace sits in a prominent location at a fork in the road with The Bramblings. The surrounding area is predominantly suburban residential, and I note that some properties have been extended.
7. Both proposals involve demolishing the existing garage and extending the appeal property to form an additional dwellinghouse on the end of the Terrace.
8. Dwellinghouses in the Terrace share a uniformity, in particular, fenestration, height, width and finishing materials. There is a design symmetry, not lost with the addition of the single storey garage extension to No.19. That extension has an appearance of being 'linked' to the Terrace by virtue of its L-shape and distance behind the front and rear building lines.
9. The proposed dwellinghouse in Appeal A is very different. The addition of both a two-storey section and a ground floor 'wrap-around' element does not follow the front and rear building lines of the Terrace, or respect the existing roof arrangements. Therefore, I consider the proposed development is inappropriate, altering the scale, design, character and appearance of the appeal property and the Terrace, thus causing harm.

10. The front, side and rear of the appeal property are visible from the public realm. I consider, also, that the scale, design and roof form of the development, will have a harmful effect on the character and appearance of the locality.
11. Therefore, the proposal conflicts with policy CS15 of the Waltham Forest Local Plan, Core Strategy (2012); and policy DM29 of the Development Management Policies Local Plan (2013). Among other things, these require a high standard of design that respects local context and maintains or improves the appearance of the locality or street scene. Similarly, creating high quality buildings and places is fundamental to sustainable development as set out in the National Planning Policy Framework 2019.
12. In relation to Appeal B, the locality is predominantly suburban residential and the principle of the development is acceptable. The proposed dwellinghouse does follow the front and rear building lines of the Terrace, and replicates the existing roof arrangements. This helps maintains both the design symmetry and uniformity of the Terrace. The scale and position, having regard to the amount of available ground, results in development that does not dominate the corner. The gable would be set back at least 2.8m from the boundary with the footpath thus maintaining views of the street and properties beyond.
13. Therefore, the proposal complies with policy 7.4 of The London Plan (2016); policies CS13, CS15 and CS16 of the Waltham Forest Local Plan, Core Strategy (2012); policy DM29 of the Development Management Policies Local Plan (2013); and Urban Design, Supplementary Planning Document (2010). Among other things, these require a high standard of design that respects local context and maintains or improves the appearance of the locality or street scene.
14. Similarly, creating high quality buildings and places is fundamental to sustainable development as set out in the National Planning Policy Framework 2019; and a purpose set out in The Interim Report of the Building Better, Building Beautiful Commission (2019).

Other Matters

15. A third party has raised matters of building lines and sufficiency of space. I have already taken these into account above. Therefore, this does not change my conclusions.

Conclusions

16. For the reasons given above and having regard to all other matters raised I conclude that Appeal A should be dismissed and Appeal B allowed.

Euan FS Pearson

INSPECTOR