



Appeal Decision

Site visit made on 14 January 2021

by J Davis BSc (Hons) BSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16/02/2021

Appeal Ref: APP/B5480/W/20/3257911

9 Broadway Parade, The Broadway, Hornchurch, RM12 4RS

- 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 M Bilir against the decision of the Council of the London Borough of Havering.
 - The application Ref P0817.20, dated 15 June 2020, was refused by notice dated 10 August 2020.
 - The development proposed is for 2 existing extensions to the front of the shop.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - The effect of the proposal on the character and appearance of the surrounding area; and
 - The effect of the proposal on the public highway, with particular reference to pedestrian safety.

Reasons

Character and appearance

3. The appeal site comprises a two storey mid terrace property with a retail unit on the ground floor. Two ground floor extensions have been erected to the front of the retail unit, located on either side of the front door. These extensions are of metal construction and provide additional space to display goods.
4. The front extensions are of considerable height and width and obscure the shop front beyond. The extensions have a depth of 1.06 metres and extend out onto the public highway. The overall size of the extensions and their positioning forward of the existing shopfront, results in the extensions visually dominating the frontage of the retail unit. Given their permanence and visual dominance, together with their metal construction, the extensions detract from the visual appearance of the retail unit and are a form of development that is out of keeping with the locality and detrimental to the character and appearance of the area.

5. The proposal would have a harmful effect on the character and appearance of the area and is therefore contrary to Policies CP4, CP17 and DC61 of the Havering Core Strategy and Development Control Policies Development Plan Document (CS) which collectively require development to maintain, enhance and improve the character and appearance of the local area.

Effect on the public highway

6. The extensions to the front of the shop extend onto the public highway by 1.06 metres. Furthermore, I noted at my site visit that trolleys attached to the extensions protrude further out onto the forecourt. The extensions have the effect of narrowing the public footpath and obstructing the highway to the detriment of users of the highway, particularly those with mobility and visual impairments. Furthermore, the extensions to the retail unit are permanent and would impede cleaning and potential repair of the highway, which is necessary to ensure a safe environment for pedestrians.
7. The proposal would have a harmful effect on the public highway, with particular reference to pedestrian safety. As such it is contrary to Policies DC32 and DC34 of the CS, which among other things, seek to ensure safe conditions for pedestrians and other users of the highway.

Other matters

8. Whilst I acknowledge the economic benefits to the appellant by providing more space to display goods and the potential to provide new employment, these considerations do not outweigh the harm I have identified to the character and appearance of the area and pedestrian safety.

Conclusion

9. For the reasons given above, and having regard to all other matters raised, I therefore conclude that the appeal should be dismissed.

J Davis

INSPECTOR