



Appeal Decision

Site visit made on 15 December 2020

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 01/03/2021

Appeal Ref: APP/B5480/D/20/3259059

9 Nelmes Road, Hornchurch, RM11 3JA

- 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 and Mrs Tariq Mahmood against the decision of London Borough of Havering Council.
 - The application Ref P0542.20, dated 17 April 2020, was refused by notice dated 18 June 2020.
 - The development proposed is for raising the ridge height, change of roof profile, loft conversion with three rear and three front dormers following demolition of existing front dormers. Front and rear infill extension on first floor, side windows on loft floor.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the impact of the proposals upon the character and appearance of the area.

Reasons

3. The appeal property is a large, detached house occupying a corner plot within this largely residential area. The site is within the Emerson Park Policy Area that, according to the Emerson Park Policy Areas Supplementary Planning Document (SPD), is typified by large dwellings set within spacious mature grounds. The plot faces onto Nelmes Road but is clearly visible from Parkstone Avenue that runs along the side boundary of the property.
4. The existing building is a large rendered structure that appears to have been extended numerous other times over the years. As such the building now consists of several architectural elements gaining general consistency through the pale render coating.
5. Notwithstanding this the appeal property does still exhibit some architectural elements that echo typical features within the area. Notably, the long sloping roof and prominent gables to the front are two such architectural elements that reflect what I consider is an attractive characteristic of several other properties nearby and that exemplify something of the architectural character identified within the Emerson Park Policy Area SPD.

6. The proposal intends to further extend the living space in the property by maintaining any extensions within the existing footprint of the house and extending further into the roof space. By doing this the proposal intends to infill some existing areas at first floor level and would raise the roof height thus altering the existing roof forms to a large degree.
7. Such changes would result in a substantially more dominant building upon this highly visible corner site. Much of the remaining architectural character and definition of the property would also be eroded as a result. Although the existing gables would be maintained and enlarged to the frontage, the resultant loss of the characteristic roof slope between them would further diminish the attractiveness of the front elevation. The result would be a bland, linear elevation of some scale with little architectural definition or character remaining.
8. I consider therefore that such changes would not only be harmful to the existing house, but would also cause harm to the overall character of the area through the loss of such architectural features and the resultant increase in scale and massing of the existing building.
9. The appellant has directed my attention to another example of such extensions in the local area and I saw on my site visit that there are a small number of other properties nearby which have extended or been modified. However, I have no information before me as to the reasons or background to these developments and so I cannot be certain that the circumstances are the same as the case before me. Nonetheless, I do not consider that further such changes would enhance or complement the overriding characteristics of the area.
10. As such the proposals fail to meet the requirements contained within Policies DC61 and DC69 of the London Borough of Havering LDF Core Strategy as well as guidance contained within the supplementary planning documents of the London Borough of Havering Residential Extensions and Alterations SPD and the Emerson Park Policy Area SPD.

Conclusion

11. For the reasons above, taking into account all other matters raised, I dismiss the appeal.

A Graham

INSPECTOR