
Appeal Decision

Site visit made on 14 February 2021

by R Bartlett PGDip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 March 2021

Appeal Ref: APP/W5780/D/20/3263731

17 Parkway, Woodford Green, IG8 7RE

- 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 Peter Gardner against the decision of London Borough of Redbridge Council.
 - The application Ref 2654/20, dated 18 August 2020, was refused by notice dated 21 October 2020.
 - The development proposed is to change a single storey WC into double storey to create more space at first floor bathroom.
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Decision

1. The appeal is allowed and planning permission is granted to change single storey WC into double storey to create more space at first floor bathroom at 17 Parkway, Woodford Green, IG8 7RE in accordance with the terms of the application, Ref 2654/20, dated 18 August 2020, 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 1 Rev A, SITE 2 Rev A, EXIST 1 Rev B, PROP 1 Rev B and BLOCK 1 Rev A.
 - 3) The materials to be used in the construction of the external surface of the extension hereby permitted shall match those used in the host dwelling.

Main Issue

2. The main issue is the effect of the development on the appearance of the house and the character of the surrounding area.

Reasons

3. The appeal site comprises an extended, end of terrace, two-storey house, which is located in the north east corner of a cul-de-sac. Parkway is one of several very similar cul-de-sacs located off Hillside Avenue, each of which comprises two-storey terraced houses in blocks of four, with hipped roofs and bay windows. The houses are finished primarily in a pebbledash render and a variety of paint colours.
4. Whilst undertaking my site visit I observed a variety of extensions and alterations to similar houses in the surrounding area, which due to

unsympathetic roof forms, do detract from the symmetry and uniformity of the original terraced blocks and are visually prominent in the street scene.

5. The proposal would replace an existing single storey side extension that has a mono pitch roof, with a two-storey flat roof extension. Although the extension would be situated towards the front of the property, it would be tucked into a corner bound by the side elevation of the original dwelling and the front elevation of an existing two-storey side extension. It would be set well back, behind the primary front building line of the terraced block.
6. Although two-storey flat roof extensions are not generally encouraged, in this particular case, given the small scale of the proposal and its discreet corner position, it is the most logical solution. Provided the extension is finished in matching coloured render, neither it nor its flat roof would be visually prominent when viewed against the back drop of the existing hipped roof dwelling and larger hipped roof side extension. Consequently it would not harmfully detract from the overall appearance of the house.
7. An alternative dormer gable roof plan was included within the application submission although no elevational plans were supplied. I have not therefore considered that option, which would in my view have been more visually prominent and would have harmfully detracted from the existing hipped roof form and created a more cluttered and inconsistent roofscape.
8. The proposal therefore accords with Policy LP26 of the Redbridge Local Plan 2015-2030 (adopted March 2018), which seeks to ensure, amongst other things, that development is of high quality design that complements the character of the building and maintains the appearance of the street scene.

Conditions

9. I have imposed the statutory time limit condition and a condition listing the approved plans in the interests of certainty. I have also imposed a condition to ensure the external materials of the extension matches those of the existing dwelling in the interests of good design and protecting the character and appearance of the area.

Conclusion

10. For the reasons given above the appeal is allowed.

Rachael Bartlett

INSPECTOR