



Appeal Decision

Site visit made on 15 April 2021

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 28 June 2021

Appeal Ref: APP/W5780/W/20/3261285
130 Ilford Lane, Ilford IG1 2LE

- 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 Yousaf against the decision of London Borough of Redbridge Council.
 - The application Ref 2136/20, dated 16 July 2020, was refused by notice dated 10 September 2020.
 - The development was initially described as retrospective planning application for retention of front extension
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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 site is a ground floor food shop occupying the end unit in a terrace of shops within a busy area of Ilford Lane. The property occupies a corner location with Hamilton Road running at right angles to Ilford Lane at the side of the property.
4. Within the immediate vicinity there are a plethora of retail premises and food stores occupying a variety of buildings of a typical suburban nature and on my site visit the area appeared busy and bustling. I consider that this is a defining characteristic of the streetscene and consider that the most appropriate veranda type features are shop awnings or more lightweight and open structures that maintain a certain amount of visual and physical permeability.
5. Within the same block fronting Ilford Lane, the neighbouring retail premises (number 118-126 Ilford Road) has one such veranda type structure that extends to a similar distance into the street to that of the Appeal scheme. This structure however appears as a more lightweight and ornate veranda structure complete with decorated spandrel type features to its corner posts and glazing to its ends. Even though on my site visit there were several fridge type units situated along the front of this veranda that precluded any access under it, I

consider that the overall character and appearance of this veranda was a positive feature in the streetscene.

6. In contrast to its neighbour the appeal scheme is for a heavy metal structure with partial enclosure of the street to its front and sides that creates more of a permanent server type extension. I consider therefore that this structure is less permeable and of a lesser quality to that of its neighbour and as a result will appear more incongruous and harmful to the streetscene. I consider this impact may be especially great when the premises are closed or at night when I consider the closed structure would likely present a much more harmful and solid encroachment into Ilford Road.
7. Although I consider that there may be ways to extend this unit in such a way as to avoid or minimise the harm I have identified above, I consider that the scheme before me would fail to meet the requirements contained within Policies 7.4 and 7.6 of The London Plan and Local Plan policies LP26 and LP28 of the Redbridge Local Plan, both of which seek to ensure that shopfronts and new developments are of a high quality standard of design

Conclusion

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

A Graham

INSPECTOR