



Appeal Decision

Site visit made on 13 September 2021

by Chris Couper BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 October 2021

Appeal Ref: APP/G5750/D/21/3276149

46 Rawstone Walk, Plaistow, London E13 0HZ

- 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 Isbor Ali against the decision of the Council of the London Borough of Newham.
 - The application Ref 21/00448/HH, dated 15 February 2021, was refused by notice dated 23 April 2021.
 - The development proposed is a first floor side extension with a pitched roof.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor side extension with a pitched roof, at 46 Rawstone Walk, Plaistow, London E13 0HZ in accordance with the terms of the application, Ref 21/00448/HH, dated 15 February 2021, 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: A00, A01, A02, A03, A04, A05 and A06.
 - 3) The brickwork to be used in the construction of the external faces of the development hereby permitted shall match that used on the front face of the host property's existing single storey side extension, with other materials to match those in the original dwelling.

Procedural Matters

2. Since the application was determined, the National Planning Policy Framework 2021 ('Framework') has been published. I have therefore considered this scheme against its design policies, whose broad stance on the main issue in this appeal is similar to the now superceded version.
3. The Council states that the host's existing single storey side extension is lawful, but that its use as a studio flat is the subject of another appeal. However, having regard to the submitted layout plans, I see no reason why I should not consider the scheme as a householder application for an extension to the host property, as did the Council.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the host property and the area.

Reasons

5. No 46 Rawstone Walk is a two storey, gabled, end of terrace property, which addresses a walkway to the front, and Pelly Road/Clegg Street to the side. Those roads form part of a 'Key Movement Corridor and Linear Gateway', where Policy SP7 of the Newham Local Plan 2018 ('NLP') requires development to provide appropriate 'edge treatments' to positively contribute to the streetscene, and to raise and maintain the quality of the public realm.
6. The proposed extension would be above an existing flat roofed side extension, and would respect the form and style of the host and the terrace. However, that existing side extension is faced in brickwork of two different colours. Its front section is brown/grey, which is broadly similar to the remainder of the host, but with a darker mortar more in keeping with the rest of the terrace; whilst part way down its side face, the brickwork changes to red.
7. According to drawing No A06, the proposed materials would be similar in appearance to, or would match, those in the existing house; but it is unclear which materials are being referred to. Nevertheless, in my view, whilst the red brickwork is rather discordant, provided that the walls are faced in bricks to match those in the front face of the host's side extension, which is similar to the remainder of the terrace, it would not draw the eye or appear out of place. The cladding above the eaves would reflect that in the original dwelling.
8. In reaching my conclusion I have also considered the proposed extension's subservient form, and its gabled roof with pitch to mirror the host, in place of the existing flat roof.
9. Consequently, the scheme would not harm the character and appearance of the host or the area. It would not conflict with NLP Policy SP7, nor with the requirement for good urban design which contributes positively to an area's local character in NLP Policies SP1, SP2, SP3, SP5 and S6; or with the broadly similar approach in Policies D1, D3, D4 and D8 of the London Plan 2021. It would also comply with paragraphs 130 and 134 of the Framework which require development to add to the overall quality of an area, and to be visually attractive and well designed. As the proposed materials would complement those in the existing dwelling, the scheme would accord with the Newham Altering and Extending Your Home Supplementary Planning Document 2018.
10. Turning to the matter of conditions, I have imposed the standard time limit condition and, in the interests of certainty, a condition requiring that the development be carried out in accordance with the approved plans.
11. In the interests of the character and appearance of the host property and the area, a condition is also necessary requiring that the scheme be faced in brickwork to match that on the front face of the host's existing single storey side extension, with other materials to match those in the original dwelling.
12. Subject to that condition, the scheme would not harm the character and appearance of the host property or the area, and the appeal is therefore allowed.

Chris Couper

INSPECTOR