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## Appeal Decision

Site visit made on 12 October 2021

**by A.Graham BA(hons) MAued IHBC**

**an Inspector appointed by the Secretary of State**

**Decision date: 16 November 2021.**

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**Appeal Ref: APP/U5930/D/21/3266400**

**54 Palmerston Road, Walthamstow, London E17 6PG**

- 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 Shahid Iqbal against the decision of London Borough of Waltham Forest Council.
  - The application Ref 202810, dated 15 September 2020, was refused by notice dated 11 November 2020.
  - The proposed development is for single storey rear extension.
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### Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension at 54 Palmerston Road, Walthamstow, London E17 6PG subject to the conditions outlined in the schedule below.

### 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 mid terrace house that has been heavily modified but likely represents a late 19<sup>th</sup> century property that exhibits typical architectural details such as simple gables and bay windows. The property is currently rendered to both the front and the rear although the two storey outshut extension that was likely original to the property is still clearly discernible from the rear and echoes several similar such structures to neighbouring properties.
4. Currently there are two modest existing, temporary lean to structures extending from the rear of the property into its rear garden area. The garden extends some distance from the house and borders the rear gardens of several properties on Mansfield Road. I saw on my site visit that the site of the proposed extension is not readily visible from any public viewpoints.
5. The proposed extension would be single storey and extend in a similar depth and fashion to that of the neighbouring extension at number 56 Palmerston Road. Where the neighbours extension is flat roof however, the proposed extension will utilise a simple pitched roof design that enables the eaves of the proposal to be lower.

6. I consider that the proposed extension would result in a contextual and appropriate form of development that would not only improve upon the existing temporary lean to structures, but would also include a pitched roof extension that I consider, even if it were visible from the public realm, would represent an appropriate addition to this property.
7. In assessing the Council's concerns I do not consider that the proposed extension would in any way compete with the dominance, form or hierarchy of the original house. Although the extension would expand the ground floor accommodation, and thereby increase the footprint of the building, such an impact would only be truly discernible when viewed in plan.
8. I conclude therefore that the proposed extension would in no way compete with the dominance, form, proportion or appearance of the host property and that the extension would represent an appropriate and contextual response for this site. As such the proposal complies with Policies CS15 of the Waltham Forest Local Plan Core Strategy (2012) and Policies DM4 and DM29 of the Waltham Forest Local Plan – Development Management Policies (2013).

### **Other Matters**

9. In assessing this appeal I note the concerns raised in the original application by a neighbour on Mansfield Road that backs onto this site. Although I anticipate there will be a perceptible addition of development here, I consider that this would be of the pitched roof and that the lower eaves height would reflect more traditional such extensions that may be typical in such areas. Therefore I consider that the proposed extension would not only be contextual, but it would not cause harm in terms of over dominance or overshadowing of the neighbour's properties.

### **Conclusion**

10. For the reasons above, taking into account all other matters raised, I allow the appeal subject to the condition set out in the schedule below.

*A Graham*

INSPECTOR

### **Schedule of Conditions**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby approved shall be carried out in accordance with the following approved plans: 19-176-S04, 19-176-PL01, 19-176-PL02, 19-176-PL03 and 19-176-PL04 dated 02.06.2020.
- 3) The materials used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.