
Appeal Decision

Site visit made on 9 December 2021

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th January 2022

Appeal Ref: APP/B5480/D/21/3281546
483 South End Road, Hornchurch RM12 5NX

- 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 Alicia Murphy against the decision of the Council of the London Borough of Havering.
 - The application Ref P1003.21, dated 22 May 2021, was refused by notice dated 19 July 2021.
 - The development is for a proposed first floor front extension, and addition of 2 roof lanterns and folding doors to rear involving demolition of existing conservatory.
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Decision

1. The appeal is allowed and planning permission is granted for a proposed first floor front extension, and addition of 2 roof lanterns and folding doors to rear involving demolition of existing conservatory at 483 South End Road, Hornchurch RM12 5NX in accordance with the terms of the application, ref: P1003.21, dated 22 May 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: ESL483RM125NX – PL03 and PL04
 - 3) The external finishes of the development hereby permitted shall match in material and colour those of the existing building.

Preliminary Matter

2. Since the determination of the application by the Council the Havering Local Plan November 2021 (LP) has been adopted. This has superseded all policies contained in the Council's Core Strategy and Development Control Policies Development Plan Document (2008). I have determined the appeal on the basis of the newly adopted LP.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the property and surrounding area.

Reasons

4. South End Road is a residential urban street. The appeal property is a two-storey, semi-detached dwelling within a long row of houses, many of which have been substantially altered with extensions of varying size and design.

5. Within the local area there are a number of properties with two-storey front additions of similar scale and appearance to that proposed. I acknowledge that these may pre-date the Council's current adopted guidelines, and that such development at first floor level is not as prevalent as single storey front extensions.
6. Nonetheless, to my mind the various changes to the front elevations of many surroundings residences, including some modest two-storey elements, now form part of the established, varied character and appearance of the streetscene, and the proposal is consistent within this context. The scheme would not appear overly large or dominant, and would be well proportioned and detailed. I consider that it would integrate effectively with the host dwelling and conserve the visual impact of the locality.
7. I note that the Council does not object to the alterations at the rear of the property and I have no reason to disagree.
8. I am therefore of the view that the proposal would not result in harm to the character and appearance of the dwelling or the surrounding area. It would accord with Policies 7 and 26 of the Havering Local Plan 2021, the Council's Residential Extensions and Alterations Supplementary Planning Document 2011 and policy D1 of the London Plan 2021, which seek to secure new development of acceptable scale and appearance.

Conditions

9. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the National Planning Policy Framework. In addition to the standard implementation condition, the approved plans are listed for certainty. Additionally materials are required to match the existing building in order to ensure that the external appearance of the proposal is satisfactory.

Conclusion

10. Having regard to all matters raised, I conclude that the appeal should be allowed.

C Hall

INSPECTOR