
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/W/21/3277011

23 Brentwood Road, Romford RM1 2HA

- 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 Ahmed against the decision of the Council of the London Borough of Havering.
 - The application Ref P0371.21, dated 26 February 2021, was refused by notice dated 27 May 2021.
 - The development proposed is for a new single storey 2-bed dwelling to the rear of 23 Brentwood Road.
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Decision

1. The appeal is dismissed.

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 This has superseded all policies contained in the Council's Core Strategy and Development Control Policies Development Plan Document (2008).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.
3. My attention has been drawn to a previous appeal on the site (reference APP/B5480/W/19/3240223). I shall have regard to this background when considering the merits of this proposal.

Main Issue

4. The main issue is are the effect of the development on the character and appearance of the area.

Reasons

5. 23 Brentwood Road is a two-storey, mid-terrace property with a deep rear garden that extends to meet Tolbut Court, which is a residential cul-de-sac comprising blocks of flats. The appeal site comprises an area of garden at the end of 23 Brentwood Road.
6. The flats within Tolbut Court are located around an access road and communal parking facility, being broadly positioned on the western and northern sides of the area. The appeal site is located towards the end of the car park on the south side, where the ends of rear gardens belonging to properties on Brentwood Road all terminate.

7. Given its position, a bungalow on this individual site would sit apart from the other properties on Brentwood Road and in Tolbut Court. To my mind, a single dwelling in this location would therefore appear isolated and out of place in relation to the pattern of development in the neighbourhood.
8. Given the disparate position of the appeal site in relation to its surroundings, I am not persuaded that my concerns with respect to character and appearance could be mitigated by good design and matching materials. Similarly, the provision of planting, landscaping and screen walls would not overcome the harm I have identified.
9. I acknowledge that the appeal site and adjacent garden areas may have become neglected. However, I do not consider that the development of this individual plot would negate the issues on adjoining land.
10. Consequently, I am of the view that the proposal would result in harm to the character and appearance of the surrounding area. It would be conflict 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.

Conclusion

11. For the reasons given, and having regard to all matters raised, the appeal is dismissed.

C Hall

INSPECTOR