



Appeal Decision

Site visit made on 22 February 2022

by R Sabu BA(Hons), MA, BArch, PgDip, RIBA, ARB

an Inspector appointed by the Secretary of State

Decision date: 10th March 2022

Appeal Ref: APP/G5750/W/21/3284680

15 Margery Park Road, Forest Gate, London E7 9LA

- 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 Kishore Kansal against the decision of London Borough of Newham.
 - The application Ref 21/01649/FUL, dated 1 July 2021, was refused by notice dated 10 September 2021.
 - The development proposed is described as, 'proposed erection of a 3 bedroom dwelling on a derelict unkempt plot at the side of no 15 Margery Park Road'.
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Decision

1. The appeal is dismissed.

Applications for costs

2. An application for costs was made by Mr Kishore Kansal against London Borough of Newham. This application is the subject of a separate Decision.

Main Issue

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

Reasons

4. The area around the site is characterised by a mix of largely two storey dwellings with varying forms. However, given the traditional style of the buildings, and their set back from the pavement, the area has an attractive spacious quality.
5. The existing building is joined to the neighbouring dwelling, but given its distinct form and style, with hipped roof and centrally located entrance porch, has a detached appearance. In addition, it is sited in a prominent position at the corner of Margery Park Road and Knox Road. The hipped roof and set back from both roads reinforce the sense of spaciousness in the area. Moreover, the traditional detailing on features such as the bay windows and upper-floor window surrounds result in the building having a distinct and attractive appearance. As such, while I note the evidence regarding the site being unkempt, the existing building overall provides a positive contribution to the character of the area.
6. The proposal includes a two-storey side extension and dormer roof element at second floor level that would extend to the back of the pavement of Knox Road. This would significantly increase the massing of the building in a

prominent location, thereby unacceptably diminishing the spacious character of the area.

7. The proposed extension would have a flat roof that would be a similar height as the ridge of the roof of the host building and would extend close to the flank and rear facades of the building. This would result in the building having a three-storey appearance that would dominate the street scene, since the surrounding properties are largely two-storeys high. Therefore, while I note that other properties in the area have been altered and extended, the proposal would adversely affect the character of the area.
8. Furthermore, the box-like appearance of the roof element would form an awkward juxtaposition with the hipped roof of the host building that would be visible from a number of directions. The proposed metal cladding of the roof element would also appear discordant when viewed against the largely traditional materials of the host building and surrounding area.
9. The proposed bay window feature on the front elevation would not align with the first-floor windows of the host building and would therefore appear discordant, adversely affecting the character of the existing property. In addition, since the first-floor windows of the host building are not within a projecting bay feature, the proposed two storey bay windows would appear incongruous. Therefore, while I recognise the Appellant's intention to ensure the legibility between the original and new elements of the building, and the site does not lie within a designated area, the proposal would unacceptably alter the character and appearance of the host building, thereby adversely affecting the attractive and spacious quality of the area.
10. Although the properties to the south and east of the site are built to the back of the pavement of Knox Road, they have either a lower eaves height, or a hipped roof such that they have a smaller massing compared with the proposal. As such their presence have not altered my overall finding on this main issue.
11. Consequently, the proposed development would unacceptably alter the character and appearance of the host building and surrounding area. Therefore, it would conflict with Policies SP1 and SP3 of the Newham Local Plan 2018 (LP) which generally seek high quality development. The scheme would also conflict with the aims of Policies D1, D3, D4 and D8 of The London Plan The Spatial Development Strategy For Greater London March 2021 which together seek development that enhance local context, are of high quality design and ensure a mutually supportive space between public realm and their surrounding uses. It would also conflict with the Altering and Extending your Home Supplementary Planning Document Adopted Version February 2018 in this respect.
12. Since LP Policies S6 and H1 do not relate specifically to design, they are not directly relevant to this appeal.

Other Matters

13. I note the evidence regarding internal space, the accessibility of the location, neighbouring amenity and flood risk. I also acknowledge the evidence regarding housing supply and the effective use of land. However, given the harm identified above, these matters have not altered my overall decision.

Conclusion

14. For the reasons given above the proposed development would conflict with the development plan as a whole and in the absence of material considerations to indicate otherwise, the appeal is dismissed.

R Sabu

INSPECTOR