



Appeal Decision

Site visit made on 13 April 2022

by Sarah Colebourne MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6TH May 2022

Appeal Ref: APP/W5780/D/22/3292849

18 Globe Road, Woodford Green, London, IG8 7NT

- 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 Benjamin Thomas against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 4348/21, dated 23 October 2021, was refused by notice dated 26 November 2021.
 - The development proposed is the described as a 'double side extension'.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension, alterations to roof and two front rooflights at 18 Globe Road, Woodford Green, London, IG8 7NT in accordance with the terms of the application, Ref 4348/21, dated 23 October 2021, subject to the following conditions:-
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans except in respect of the brick and colour reference shown on plan SA/PP/21006/008: SA/PP/21006/005; SA/PP/21006/006; SA/PP/21006/007; SA/PP/21006/008; SA/PP/21006/009.
 - 3) The materials used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural matter

2. The Council's decision describes the proposal as a 'Two storey side extension. Alterations to roof. Two front rooflights.' It is clear from the plans that this describes the proposal more accurately and I have therefore considered the appeal on this basis and included that description in the formal decision above.

Reasons

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the dwelling and the area.
4. The development plan includes policies LP26 and LP30 in the Redbridge Local Plan (2018) (LP) which together seek to ensure, amongst other things, that

- developments are of a high quality design and of a scale that enhances the character of the dwelling and respects the surrounding area.
5. The appeal site is a modestly sized and unassuming semi-detached house with a hipped roof, located at the lower end of Globe Road, a residential road of similar properties. The site lies adjacent to a piece of land with outbuildings which separates it from the rear gardens of dwellings on Ray Lodge Road.
 6. The proposal would extend along the side elevation and would sit flush with both the front and rear original walls of the dwelling. The new hipped roof would match that of the existing roof and two rooflights would be sited in the front roofslope. The new windows would match the existing windows of the property and those of the adjoining semi.
 7. Contrary to the Council's assertion that none of the properties in the surrounding area have existing non-subordinate side extensions, I saw at my visit that the adjoining house has been previously extended some years ago with a two storey side extension which is flush with the original front wall of the dwelling. This proposal would be almost identical to that extension when seen from the street and would restore the symmetry of the pair which has been unbalanced by the neighbour's extension. This would be a significant visual improvement to the character and appearance of the pair and the street scene. The Council's requirement for a subordinate and less bulky extension is therefore not appropriate in this case.
 8. In addition to the standard commencement condition, a condition is necessary requiring that the development is carried out in accordance with the approved plans (except for the reference to 'similar brick and colour to the existing' shown on the plans which is too imprecise), in order to provide certainty. A condition requiring matching external materials is more precise and is necessary in the interests of the character and appearance of the dwelling and the area.
 9. For the reasons given above, I conclude that the proposed development would not harm the character and appearance of the dwelling or the area and would accord with the development plan policies referred to above. The appeal should be allowed.

Sarah Colebourne

Inspector