



Appeal Decision

Site visit made on 8 September 2022

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th September 2022

Appeal Ref: APP/G5750/D/22/3293646

35 Langdon Crescent, East Ham, London E6 2PW

- 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 Ms A Sadia against the decision of the London Borough of Newham Council.
 - The application Ref 21/02724/HH, dated 1 November 2021, was refused by notice dated 25 January 2022.
 - The development proposed is the construction of a two storey side extension and a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a two storey side extension and a single storey rear extension at 35 Langdon Crescent, East Ham, London E6 2PW, in accordance with the terms of the application Ref 21/02724/HH, dated 1 November 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: 135 (02)- 02 [Issue D] and 135 (02)- 01 [Issue D].
 - 3) The first floor ensuite bathroom window in the rear elevation of the extension shall at all times be glazed with obscured glass and no part of that window that is less than 1.7 metres above the floor shall be capable of being opened.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the appeal dwelling and that of the local area.

Reasons

3. The proposal is for a two storey side extension and single storey rear extension to the appeal dwelling, a two storey semi-detached house within a planned residential estate made up of similar properties. It is located at the junction of a looped access close and the street part of Langdon Crescent and faces onto a central green at the centre of the close.

4. The proposed two storey side extension would be as deep as the existing dwelling and would extend it sideways by nearly the same as its existing width. This would extend the appeal dwelling towards the street part of Langdon Crescent. This would require demolition of an existing small single storey side extension and a detached single garage. To the rear, the proposal is for a single storey rear extension with a crown roof form, which would overlap the existing dwelling and the proposed side extension.
5. Whilst the proposal would appear to more than double the footprint and floorspace of the existing dwelling, the roof of the proposed two storey side extension would be massed to reflect the existing roof and gable end of the original house. In doing so, the proposal would also mirror the design approach taken for other similar side extensions in the area, and would also match the form, materials and design details of the existing houses on the estate. The adopted design approach would, therefore, result in the proposal complimenting the appearance of the appeal dwelling and the existing coherent character of the estate.
6. Although the proposal would result in a significantly larger house than existing, I find that, given the width of the appeal plot and the position and bulk of the proposal relative to its plot, the scale of the proposed extensions would not result in a cramped appearance. Rather, the proposal would infill the space to the side of the appeal dwelling currently occupied by the existing garage, which, given the width of the appeal plot, currently appears as a weak element in the local streetscene.
7. Given the corner location and relatively generous plot size, the proposed two storey side extension would be visible in the round. In this context the proposal would provide a stronger corner element currently missing in the street scene, thereby improving the streetscene of the local area. In this regard the proposal would reflect the two storey side extension to the corner property on the other side of the close.
8. For these reasons I find that the proposal would result in a subservient addition to the existing house, appropriately reflecting its original design and detailing. In this regard the proposal would be a congruent addition to the appeal dwelling, complementary to the local streetscene and would accord with design guidance set out in the London Borough of Newham Council's adopted Altering and extending your Home Supplementary Planning Document (2018). No significant harm would, therefore, be caused to the character and appearance of the appeal dwelling or that of the local area.

Conditions

9. Along with the standard conditions relating to timing of implementation and compliance with drawings, to protect the living conditions of neighbouring and future occupiers with regard to privacy, I have imposed a condition requiring obscured glazing to the proposed first floor ensuite bathroom.

Conclusion

10. The appeal is allowed.

Victor Callister

INSPECTOR