

Appeal Decision

Site visit made on 6 September 2022

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 October 2022.

Appeal Ref: APP/U5930/D/22/3292541
19 Woodend Road, Walthamstow, E17 4JS

- 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 Johan Enstroem against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 213258, dated 8 October 2021, was refused by notice dated 8 December 2021.
 - The development proposed is a roof extension to form a rear facing L-shaped dormer to provide habitable room in the loft space.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. At the time of the site visit there were significant construction works taking place at the appeal property.
3. The application the subject of this appeal was refused for two reasons. The appellant is not appealing the second reason for refusal and consequently, this decision notice focuses on the first reason for refusal, which relates to a proposal to raise the roof ridge by 0.21m.

Main Issue

4. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The appeal property is a mid-terrace two storey dwelling. It is set back from the road behind a short garden area and has a longer narrow garden to the rear.
 6. It is located in a residential area characterised by the presence of similar two storey terraced dwellings. Like the appeal property, dwellings have short gardens to the front and longer gardens to the rear.
 7. During my site visit, I noted that whilst many houses in the area have been altered and/or extended, such changes generally appear in keeping with their surroundings.
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8. I also observed there to be a number of physical features along Woodend Road which contribute towards an attractive sense of uniformity. These include the retention of original architectural features, including bay windows and ornate doorways, as well as the uniform use of brick and tile and the presence of low brick front walls.
9. Further to the above, this significant sense of uniformity is further enhanced in the area including the appeal property by the continuous matching heights of the roof ridges of consecutive dwellings.
10. The proposal would result in the raising of the appeal property's roof ridge. This increase in height would be so considerable as to draw attention to itself as an ungainly and incongruous feature, out of keeping with neighbouring dwellings. This would be to the detriment of the attractive uniform attributes of the area.
11. Taking this into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to Policies DM4 and DM29 of the Local Plan DMP¹; to Policy CS15 of the Core Strategy²; and to the Council's Supplementary Planning Document "Residential Extensions. Alterations" (2010), which together amongst other things, seek to protect local character.

Other Matters

12. The appellant draws attention to other examples of raised ridges elsewhere. However, in this regard I am mindful of the Council's comment that other developments incorporating raised ridges do not necessarily benefit from planning permission and may not be immune from enforcement action.
13. Notwithstanding this, I find above that the proposal would result in harm to local character and this is not a factor outweighed by the presence of raised ridges elsewhere.

Conclusion

14. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Reference: Waltham Forest Local Plan Development Management Policies (2013).

² Reference: Waltham Forest Local Plan Core Strategy (2013).