
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/22/3293933

74 Vicarage Road, Leyton, E10 5EA

- 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 F Ali against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 203692, dated 29 November 2020, was refused by notice dated 5 January 2022.
 - The development proposed is a 3m single storey rear extension.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. In 2020, an application for a single storey rear extension¹ was refused by the Council and dismissed on appeal². The appellant states that the proposal the subject of this appeal responds to concerns expressed by the Inspector in the 2020 appeal decision.

Main Issue

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

Reasons

4. The appeal property is a semi-detached two storey dwelling. It is set back from the road behind a parking area and has a long narrow garden to the rear.
5. The dwelling has been extended to the rear, whereby a ground floor extension effectively wraps around a two storey outrigger in an L-shape.
6. The appeal property is located in a residential area characterised by the presence of a range of house types, including flats and semi-detached and terraced houses. Dwellings range in height from two to four storeys. Like the appeal property, dwellings tend to be set back from the street behind short frontages and have longer gardens to the rear.

¹ Reference: 201742.

² Reference: APP/U5930/D/20/3262014.

7. During my site visit, I observed that many houses in the area have been altered and/or extended. Further, whilst rear extensions appear in a variety of shapes and sizes, I also noted that such additions generally appear in keeping with host dwellings and the surrounding area.
8. I also noted during my site visit that, whilst many dwellings have been extended, there remains a strong sense of greenery to the rear of dwellings along Vicarage Road, where the predominant character arises from the verdant characteristics of adjoining gardens.
9. The proposed development would extend the existing extension further into the rear garden. Whilst I note that the projection would be shorter than that previously proposed, I consider that it would still result, cumulatively, in an overly long single storey extension out of proportion with the dimensions of the host dwelling.
10. Further, the proposal would result in a long and bulky single storey projection away from the two storey outrigger and would result in a ground floor extension that would appear to dominate the host dwelling – creating an unduly elongated appearance that would appear incongruous when seen against the original building's form and proportions.
11. Taking the above 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 London Plan Policy D4; to Policy CS15 of the Core Strategy³; and to Policies DM4 and DM29 of the Local Plan DMP⁴, which together amongst other things, seek to protect local character.

Other Matters

12. I acknowledge the appellant's comments with regards to the existing additions to the property appearing dated and of poor design. However, I have found that the proposal would result in harm to local character and there is nothing before me to demonstrate that the proposed development is the only way to address matters relating to the existing appearance and design of the appeal property.

Conclusion

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

N McGurk

INSPECTOR

³ Reference: Waltham Forest Local Plan Core Strategy (2013).

⁴ Reference: Waltham Forest Local Plan Development Management Policies (2013).