



Appeal Decision

Site visit made on 11 October 2022

by David English BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 November 2022

Appeal Ref: APP/W5780/W/22/3300094

Wilkerson House, 330-348 Uphall Road, Ilford IG1 2JJ

- 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 Javier Lesta-Candal against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 4376/21, dated 22 October 2021, was refused by notice dated 11 February 2022.
 - The development proposed is a part single, part double storey extension on top of an existing building to create additional accommodation to hostel providing care.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal property is a large, mostly two-storey building situated in an area dominated by two-storey housing of varying age, size and type. At present the building is in use as a Class C2 (residential institution) hostel operated by Teen Challenge UK, a charity providing accommodation and support for young people.
4. The main part of the original building fronting Uphall Road has a pitched roof with prominent upstanding gables capped with coping stones, a feature common to the houses in the immediate vicinity. The building has been extended through single-storey and two-storey flat-roofed additions to the sides. The proposed development would sit above the larger of those extensions. The proposed extension would create a large, flat-roofed three-storey block to the side of the main building, and that block would project significantly beyond the roof slope of the original building towards Uphall Road. This arrangement would appear awkward and visually unsympathetic when seen alongside the pitched roof.
5. The proposed extension may not be immediately visible when approaching the site from the junction of Victoria Road and Uphall Road, and I recognise that no objections were made to the proposal from residents. However, the extension would be seen as a large, bulky, dominant, box-like addition to the main building when seen from Fairfield Road and when travelling southwards along Uphall Road towards the site. The visually intrusive nature of this incongruent

extension would fail to assimilate comfortably with the main building on the appeal site or with buildings in the immediate vicinity.

6. As a result of its size and position, the proposed development would harm the character and appearance of the area. Accordingly, the proposed development conflicts with Policy D3 of The London Plan (March 2021) since the layout, orientation, scale, appearance, and shape of the extension does not respond positively to local distinctiveness and does not have due regard to the forms and proportions of development in the vicinity of the site. It also conflicts with Policy LP26 of the Redbridge Local Plan 2015 – 2030 (March 2018) because the scale and form of development would fail to respect the local character of the area, and it would not make a positive urban design contribution to its context and location.

Other Matters

7. It is commendable to have operated the facility for many years without complaint, and I acknowledge the appellant's claim that there is a need for additional accommodation to be created at the hostel. However, I give this matter only limited weight, recognising that the Council indicate their support, in principle, for alternative forms of extension to the building. Whilst I note there may be a need for additional accommodation at the hostel, this does not outweigh the harm that would arise in this case to the character and appearance of the area.

Conclusion

8. For the reasons given above, having had regard to the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be dismissed.

David English

INSPECTOR