



Appeal Decision

Site visit made on 26 November 2022

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15th December 2022

Appeal Ref: APP/B5480/D/22/3306905

48A Montgomery Crescent, Havering, Romford RM3 7UJ

- 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 Abdul Ghaffar against the decision of the Council of the London Borough of Havering.
 - The application Ref P0993.22 dated 18 June 2022, was refused by notice dated 18 August 2022.
 - The development proposed is described as two storey side and rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The site is within a predominantly residential area characterised typically by terraced and semi-detached properties of two and three storeys. The appeal site is on the corner of Montgomery Crescent and Northallerton Way.
4. The proposed development would be set back from the front elevation of the existing dwelling and would have a hipped roof lower than the existing dwelling. Whilst the proposed development would be subservient to the existing dwelling, the two storey extension would project beyond the building line of the neighbouring properties along Northallerton Way.
5. The side elevation of the proposed development would extend the bulk of the built form beyond the rear elevation of the existing dwelling. The resulting mass would be a stark feature on a prominent corner.
6. I find that the proposed development would be dominant and incongruous in the streetscene.
7. I conclude that the proposed development would harm the character and appearance of area. There is conflict with Policies 7 and 26 of the Havering Local Plan 2016-2031 (2021) which amongst other things seek to ensure developments are of high quality design which complement the local streetscene.

Conclusion

8. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR