



Appeal Decision

Site visit made on 8 February 2023

by Alison Scott (BA Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 March 2023

Appeal Ref: APP/U5360/D/22/3305589

80 Mayola Road, Hackney, London E5 0RQ

- 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 Sam Miller against the decision of London Borough of Hackney.
 - The application Ref 2022/0967, dated 13 April 2022, was refused by notice dated 13 June 2022.
 - The development proposed is Erection of a mansard-style roof extension.
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Decision

1. The appeal is allowed and planning permission is granted for Erection of a mansard-style roof extension at 80 Mayola Road, Hackney, London, E5 0RQ in accordance with the terms of the application, Ref 2022/0967, dated 13 April 2022, and the plans submitted with it, 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: Site location plan, SM/SU-100 Existing Floor Plan & Elevations SM/SU-101 Existing sections, SM/PP-100 Proposed Floor Plans, SM/PP-101 Proposed Elevations, SM/PP-102 Proposed side elevations & sections SM/PP-102.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the property and the local street scene.

Reasons

3. The appeal site is located within a densely built-up residential area made up of long rows of traditional two or three storey Victorian terraced houses of a similar aesthetic. The appeal property is positioned mid-terrace and the parapet wall conceals the roof behind with traditional butterfly roof form to the rear. Whilst parapets are consistent across the street scene, there is variation to their height.

4. The roof behind the parapet is currently not visible from public vantage. The appellant has illustrated on a submitted plan that the proposed extension would not be clearly perceptible from the perspective of the street scene looking up from pavement level at close range. I concur that the proposal would not be clearly visible from this aspect.
5. I appreciate that when looking back from further afield on Saratoga Road the mansard roof would be visible. Only a small section of the terrace is currently visible from this road.
6. I see this proposal to be no different from the mansard roofs that I viewed to other local streets, most specifically those approved on Powerscroft Road that are not seen from pavement level outside, but are seen in longer range views from Rushmore Road.
7. As part of my assessment I have had regard to the Council's Residential Extensions and Alterations Supplementary Planning Document 2009. The continuity of the parapet would remain and only in longer range views would the change to the roof line be seen from outside the site. It would not harm the special characteristics of the street scene.
8. To conclude, the proposal would lead to no detrimental effect to the host dwelling or to the character and appearance of the street scene and would therefore meet the design aims of Policy LP1 of Hackney's Local Plan 2033 as well as Policy D3 of the London Plan 2021. In addition, I find no conflict with the Hackney's Residential Extensions and Alterations Supplementary Planning Document 2009.

Conditions

9. In the interest of certainty, a time limit condition is required to implement the works. A further condition is needed requiring compliance with the approved plans, also in the interests of certainty. In the interest of an acceptable finish to the scheme, I need to impose a condition requiring the use of matching materials.

Conclusion

10. For the reasons given above I conclude that the appeal is allowed.

Alison Scott

INSPECTOR

