



Appeal Decision

Site visit made on 4 May 2023

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st June 2023

Appeal Ref: APP/U5930/D/22/3312957

86 Camden Road, Walthamstow, London, E17 7NF

- 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 Adam Hogge against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref 222211, dated 29 July 2022, was refused by notice dated 4 October 2022.
 - The development proposed is described as 'loft extension'.
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Preliminary matters

1. The description of development as set out on the Council's decision notice was 'construction of dormer roof extension to main rear roof (with French doors and safety surround) together with the installation of three roof-lights to front roof'. I consider that to be a more accurate description of what is shown on the submitted drawings and so have determined the appeal on that basis.

Decision

2. The appeal is allowed and planning permission is granted for construction of dormer roof extension to main rear roof (with French doors and safety surround) together with the installation of three roof-lights to front roof at 86 Camden Road, Walthamstow, London, E17 7NF in accordance with the terms of the application Ref 222211, dated 29 July 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: ELA/1 Rev A, ELA/2 Rev A, ELA/5 Rev A, ELA/6 Rev B, ELA/13 Rev A, ELA/18 Rev A.

Reasons

3. The main issue is the effect of the proposed development on the character and appearance of the surrounding residential area.
 4. The appeal property is one of a pair of modern infill houses, permitted in 1999 and subject to a condition removing permitted development rights (ref.
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- 1999/0790). The reason for attaching that condition given on the decision notice for 1999/0790 was 'to safeguard the amenity of the locality'.
5. The pair of houses are set back from the houses along Camden Road. This set back – which is notably behind the building line where the road turns the corner – means the pair of houses have little presence in the street, and their rear elevations are not visible from Camden Road.
 6. The proposed works would see a dormer to the rear roof slope and rooflights to the front. The rear dormer would not be visible from public views, being set down from the ridgeline and set in from the gable end of the house. I saw at my site visit that in private views – and in public view from Camden Road – there are rear dormer windows to a number of properties in the area, which are varied in design, scale and use of materials. In this context the proposed works to the appeal property would be acceptable: they would not affect the character of the street, and where seen would fit within the context of the area.
 7. The Council's Supplementary Planning Document: Residential Extensions and Alterations 2010 (SPD) states that loft conversions and roof extensions are a common form of extension in the Borough and are a useful way of extending a property. The guidance says that dormer windows should normally be to the rear as they are less likely to have a detrimental impact on the character of the street scene. The SPD further says that consideration will be paid for all dormers to the proportions of the extension and the size and location of windows. Guidance is given as to the proportions and form for front, side and L-shaped dormers, with no guidance resisting dormers on just one of a pair of semi-detached houses.
 8. From my observations at the site visit, review of the submitted drawings and reading of the SPD it is my view that the proposals would not conflict with the SPD, since it represents an extension to the rear roof as generally sought by the guidance and the proportions and the design would not impose upon the house or wider area.
 9. On the main issue it is therefore concluded that the proposed development would not be harmful to the character and appearance of the area. Hence it would comply with Policies DM4 and DM29 of the Waltham Forest Development Management Policies Local Plan 2013, and the SPD, which seek to ensure that all new development, including extensions, are of a high quality design that relates to the host building and respects the character of the surrounding area.
 10. The Council have suggested a number of conditions in the event of the appeal being allowed. I have attached a condition requiring matching materials, to ensure a satisfactory appearance to the development, and a condition specifying the approved plans in the interest of precision.

C J Leigh

INSPECTOR