



Appeal Decision

Site visit made on 28 July 2023

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 August 2023

Appeal Ref: APP/W5780/D/23/3320178

2 Charles Road, Chadwell Heath, Romford Essex RM6 4NH

- 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 Hussain against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 4008/22, dated 12 December 2022, was refused by notice dated 7 February 2023.
 - The development proposed is described on the application form as "*proposed rear extension, conversion of garage into habitable room and first floor side extension*".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of the occupiers of 27 and 27A Chadwell Heath Lane, with particular regard to outlook and enclosure.

Reasons

3. The appeal property is a 2-storey end-of-terrace house with a hipped roof and an attached garage to the side. It is located within a residential street comprising properties of similar age and appearance.
4. A short distance beyond on the side boundary of the site, set on slightly higher ground, are the rears of 25, 25A, 27, 27A, 29 and 29A Chadwell Heath Lane. The upper-level dwellings in this group have balconies at the rear and as a consequence the rear ground floor windows have restricted natural light and outlook. The property comprising Nos. 27 and 27A faces directly towards the flank elevation of the appeal property, whereas the properties to either side have less restricted outlook. There are small amenity areas at the rears of these properties.
5. The proposal would primarily comprise the erection of a 2-storey side extension. This would have a larger footprint than the garage it would replace and would extend to the side boundary of the site. It would have a hipped roof with a ridge level set slightly below that of the host building.
6. Due to its siting, height and bulk the proposal would reduce outlook from the nearby dwellings in Chadwell Heath Lane. Whilst I am satisfied that most of

the dwellings would retain adequate aspect, outlook from Nos. 27 and 27A would be severely reduced and the amenity space serving this property would be unacceptably enclosed.

7. I therefore conclude that, due to its siting, height and bulk, the appeal proposal would have an unacceptable effect on the living conditions of the occupiers of Nos. 27 and 27A. As such it fails to comply with Policies LP26 and LP30 of the Redbridge Local Plan 2015-2030, (2018). Amongst other things, these policies require the design of development, including house extensions, to avoid any adverse impact upon the amenity of neighbouring occupiers.

Conclusion

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR