



Appeal Decision

Site visit made on 1 September 2023

by A M Nilsson BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 September 2023

Appeal Ref: APP/U5930/D/23/3319258

39 Connaught Avenue, Waltham Forest, Chingford E4 7AE

- 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 Hannah Barker against the decision of Waltham Forest London Borough Council.
 - The application Ref 223308, dated 18 November 2022, was refused by notice dated 13 January 2023.
 - The development proposed is described as side and rear extensions at ground and first floor along with reconfiguration and conversion of roof space.
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Decision

1. The appeal is allowed and planning permission is granted for side and rear extensions at ground and first floor along with reconfiguration and conversion of roof space at 39 Connaught Avenue, Waltham Forest, Chingford E4 7AE in accordance with the terms of the application, Ref 223308, dated 18 November 2022, 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: Proposed Ground Floor Plan, Drawing Number GHL_400; Proposed First Second and Roof Plans, Drawing Number GHL_401; Proposed East and West Elevation, Drawing Number GHL_402 Rev P1; Proposed South and North Elevation, Drawing Number GHL_403 Rev P1; Proposed Block Plan, Drawing Number GHL_404.
 - 3) 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.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and the surrounding area.

Reasons

3. The appeal property is a two-storey detached dwelling. It is located on Connaught Street which is a street comprising of residential properties of various designs and sizes, many of which have pleasant architectural detailing.
4. The rear elevation of the appeal property sits further into the site than that of the adjacent no. 41 Connaught Avenue. There is a gap between the appeal

- property and no 37 Connaught Avenue, with the appeal property sitting at a slightly higher ground level, but broadly the same ground level as no. 41.
5. No. 41 has a large rear dormer window and I also observed that there are rear outriggers further up the street. The proposed side extension would reduce the visual separation with no. 37, however such a feature is not particularly characteristic of the area and a reasonable degree of separation, similar to that with no. 41, would remain. There would be no harm caused in this regard.
 6. At the rear, the property has a notable curved bay window with hipped roof and a hanging bay window at the first floor level. These architectural features would be reintroduced in the proposed development.
 7. Collectively, the proposed development would cumulatively represent a large extension to the property. It has however been designed in such a manner that it retains and reflects the positive aspects of the existing dwelling. Most of the extension, being to the rear, would also not be readily visible from any public vantage points and it would therefore have limited impact on the street frontage.
 8. Due to its design, scale and siting, it would not dominate the host property. The plans, which show the size of the existing dwelling, comparatively demonstrate that the extension would not be excessive in scale or mass. Although the extension would, for the most part, be of the same height as the existing dwelling, it would be subordinate, i.e. lesser than, the host dwelling in terms of its overall size.
 9. The property would retain a large rear garden following the development which would maintain a positive sense of spaciousness. The resulting dwelling would not be significantly or harmfully out of character with the surrounding properties, which I have identified are of various sizes, including many of which have been extended.
 10. I therefore conclude that the proposed development would not have an unacceptable impact on the character and appearance of the host property or the surrounding area. It would comply with Policies CS2 and CS15 of the Waltham Forest Core Strategy (2012), Policies DM4 and DM29 of the Waltham Forest Local Plan Development Management Policies (2013). Collectively, these policies require that developments, including residential extensions, are of a high quality of design, relate to the host building, respect the street scene and character of the area, and retain and restore traditional features and materials.
 11. The proposed development would also comply with guidance contained in the Residential Extensions and Alterations, and the Urban Design Supplementary Planning Documents (both 2010). These outline how residential developments should be well designed having regard to, amongst other things, the appearance or character of the existing house, and the appearance or character of neighbouring properties and the street as a whole.

Conditions

12. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans for the avoidance of doubt and in the interests of certainty. In the interests of the character and appearance of the area and the host property, it

is necessary to impose a planning condition requiring the use of matching materials.

Conclusion

13. For the reasons given above, and having had regard to all other matters raised, I conclude that the appeal should be allowed.

A M Nilsson

INSPECTOR

