



Appeal Decision

Site visit made on 9 October 2023

by C Livingstone MA(SocSci) (hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 November 2023

Appeal Ref: APP/W5780/D/23/3325465

1 Kings Avenue, Redbridge, Woodford Green IG8 0JD

- 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 Mandy Stokes against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 0785/23, dated 20 March 2023, was refused by notice dated 8 June 2023.
 - The development proposed is a single storey rear extension and alteration to fenestration.
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Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension and alteration to fenestration at 1 Kings Avenue, Redbridge, Woodford Green IG8 0JD in accordance with the terms of the application, Ref 0785/23, dated 20 March 2023, and the plans submitted with it.
 - 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: 10023/SP, 13723/01, 13723/02, 13723/03, 13723/04.
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

Preliminary Matters

2. Part E of the appeal form states that the description of development has changed from that stated on the application form. The revised description is that used by the Council on its Decision Notice. I have used this description in my formal decision.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the Woodford Broadway Conservation Area.

Reasons

4. The application site is located on a residential street that forms a continuation of the Edwardian shopping parades that are a defining feature of the Woodford Broadway Conservation Area (CA). The majority of the properties in the area are large, two storey and Edwardian featuring decorative painted timber

detailing. However, the appeal property is a more modest bungalow dating from around the 1950s. The property is of a unique design with a distinctive curved bay window on the front elevation and the main entrance to the side. There are a variety of roof shapes in the area, most are hipped at the side. The roof of the appeal property is hipped to the front. The rear boundary is marked by timber fencing and mature shrubs and trees. Based on the evidence before me, several properties in the area have been extended on the rear elevation.

5. The proposed development would extend from almost the entire rear elevation at ground floor level and the double pitched roof is not a typical approach in terms of design. However, a slightly smaller extension was recently approved by the Council, with a similar roof design. The proposed extension would be higher and deeper than the previously approved extension. However, when considered in relation to the height and footprint of the existing property the proposed extension would be subservient to the appeal property and would not harm the significance of the CA. The extension is set in from the side elevation on one side, this acts to break up the side elevation. Symmetry is not a defining feature of the appeal property. As such, the asymmetry in this respect would not have a harmful impact on the host property or the CA.
6. As detailed above Edwardian architecture is a defining characteristic of the CA, while the appeal property is not Edwardian it occupies a prominent position. The existing boundary treatments and the pattern of development is such that extension would not be visible from the public realm. Views of the extension would be limited to the immediate neighbours, which would be obscured by the existing boundary and planting. As such the extension would have a neutral effect and therefore preserves the character and appearance of the CA.
7. For these reasons, the proposed development would not harm the character and appearance of the host property and surrounding area; and would preserve the character and appearance of the Woodford Broadway Conservation Area. It would therefore comply with Policies LP26, LP30 and LP33 of the Redbridge Local Plan and Policy HC1 of the London Plan, where these policies seek development which is sympathetic to local character and history and conserves and enhances the historic environment. As a result, the proposal would be in accordance with the development plan taken as a whole.

Conditions

8. I have attached conditions specifying the timescale for the initiation of the development and specifying the approved plans in the interests of certainty. A condition regarding proposed external materials has also been attached to protect the character and appearance of the conservation area.

Conclusion

9. For the reasons given above I conclude that the appeal should be allowed.

C Livingstone

INSPECTOR