



Appeal Decision

Site visit made on 22 January 2024

by Nick Bowden BA(Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th February 2024

Appeal Ref: APP/B5480/W/23/3323477

28 Poplar Street, Romford, Havering RM7 7JD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Terry Fennell against the Council for the London Borough of Havering.
 - The application Ref P1656.22, is dated 10 October 2022.
 - The development proposed is a side annex for elderly parents.
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Decision

1. The appeal is dismissed and planning permission for a side annex for elderly parents is refused.

Main Issue

2. The appeal is against the failure of the Council to give notice within the prescribed period of a decision on an application for planning permission. As such, there is no decision notice. However, the Council has submitted a delegated report that indicates planning permission would have been refused for one reason had it made a decision on the application. It has indicated the sole concern rests upon the impact of the proposed extension/annex on the character and appearance of the area. The appellant has had the opportunity to comment on the Council's submission.
3. I therefore consider the main issue to be the impact of the proposed development on the character and appearance of the area.

Reasons

4. Poplar Street comprises a mix of detached, semi-detached and terraced houses and bungalows. The appeal site itself is the end dwelling to a terrace of four houses. Its north-eastern boundary is angled making the plot broadly triangular. The proposed extension would be set in this triangular portion of the site and follows the boundary line as it tapers to the rear.
5. The extension/annex would be single storey with an independent pitched roof and forward facing gable end. The front of the extension would be in line with the front wall of the existing house and have a width in excess of the host dwelling. The design would not be subordinate to the existing building and would appear more akin to a small new bungalow being attached to this end of terrace property. This effect would be compounded by the differing fenestration to the front and its depth which would be apparent along the relatively open side boundary.

6. The proposed extension would therefore fail to integrate satisfactorily with the existing host property. It would be detrimental to the character and appearance of the area and as such would not comply with policies 7 and 26 of the Havering Local Plan 2021. These policies promote high quality design that contribute to the creation of successful places within the Borough.

Other Matters

7. I have noted that the description of development includes reference to providing accommodation for an elderly person or persons. However, no details of their care requirements have been provided to me. I cannot, therefore, attach any more than very limited weight to the care needs of the elderly.

Conclusion

8. For the reasons given above I conclude that the proposed extension/annex would be harmful to the character and appearance of the area. No other material considerations have been presented to me that would warrant a decision other than in accordance with the development plan. As such, the appeal should be dismissed.

Nick Bowden

INSPECTOR