



Appeal Decision

Site visit made on 11 June 2024

by Hannah Ellison BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 June 2024

Appeal Ref: APP/W5780/W/23/3329632

8 Wincanton Gardens, Barkingside, Redbridge, Ilford IG6 2BP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class T of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- The appeal is made by Mr Ahmed Ishtiaq against the decision of the Council of the London Borough of Redbridge.
- The application Ref is 1078/23.
- The development proposed is the conversion of residential house into a guest house.

Decision

1. The appeal is dismissed.

Main Issue

2. Whether the proposal constitutes permitted development.

Reasons

3. The appellant made an application for prior approval under Article 3(1) and Schedule 2, Part 3, Class T of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO). This Class allows for a change of use of a building and any land within its curtilage from a use falling within Class C1 (hotels), C2 (residential institutions), C2A (secure residential institutions) or Class E (commercial, business or service) of the Use Classes Order to use as a state-funded school falling within Class F.1(a) to that Order.
4. The appeal property does not fall within any of the aforementioned use classes as it is a residential dwelling in Use Class C3. The proposed change of use cannot therefore be considered under this Class of the GPDO. Furthermore, the proposed change of use to a guest house also does not fall within the scope of this particular Class of permitted development as a guest house is not a learning and non-residential institution for the provision of education within Class F.1(a).
5. Accordingly, the proposal is not permitted development under Schedule 2, Article 3, Part 3, Class T of the GPDO as applied for, thus it is unnecessary and inappropriate for me to proceed to consider the prior approval matters, including highway and noise impacts of the proposal, set out in T.2 (1)(b). Consequently, the appeal should not succeed.

H Ellison
INSPECTOR