



Appeal Decision

Site visit made on 29 August 2024 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th September 2024

Appeal Ref: APP/W5780/D/24/3342094

16 Worcester Gardens, Cranbrook, Redbridge, Ilford IG1 3NW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr S Miah against the decision of the Council of the London Borough of Redbridge.
 - The application Ref is 0088/24.
 - The development proposed is described as 'change of roof from hipped to gabled with two skylights'.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal site is a semi-detached property within a residential area, which is characterised by pairs of semi-detached dwellings of similar appearance that are fairly evenly spaced and set back from the roadside. Most of the nearby semi-detached properties have hipped ends or side extensions of a smaller height and this pattern is replicated along the road. Together, these elements combine to bring a pleasant consistency to the street scene which contributes positively to the character and appearance of the area.
5. The proposed gable end would be the same ridge height as the existing dwelling. It would not be subordinate and, consequently, would create a substantial block to the frontage of the dwelling that would be inconsistent with and an unacceptable foil to the other dwellings on Worcester Gardens. Thereby causing harm to the character and appearance of the area.
6. The proposed development would therefore conflict with Policies LP26 and LP30 of the Redbridge Local Plan 2018 which are concerned with maintaining the appearance of the street scene and local character amongst other things. As well as the Redbridge Housing Design Supplementary Planning Document 2019 which seeks to ensure that any roof alterations are subordinate in size and that

hip to gable end roof alterations retain any prevailing pattern of development in the area or the symmetry of a pair of semi-detached properties.

Conclusion and Recommendation

7. For the reasons given above, the appeal scheme would conflict with the development plan and there are no sufficiently weighty material considerations to indicate a decision other than in accordance therewith. I therefore recommend that the appeal should be dismissed.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

8. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR