



Appeal Decision

Site visit made on 6 December 2024

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 December 2024

Appeal Ref: APP/G5750/D/24/3352426

6 Brock Road, Plaistow, London E13 8LZ

- 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 Mrs Racquel Martinez against the decision of the Council of the London Borough of Newham.
 - The application Ref is 24/01303/HH.
 - The development proposed is described as a flat roof alteration to the single storey rear extension.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The development described above is in place. This appeal therefore relates to an application for retrospective planning permission.
3. The development carried out is subject to an extant enforcement notice¹ which I note has been partly complied with.

Main Issue

4. The main issue is the effect of the appeal scheme on the character and appearance of the host building and the surrounding area.

Reasons

5. The appeal property forms part of a terrace of 2-storey houses situated in a residential area comprising terraced houses of similar age and appearance, thus giving the area a relatively uniform and cohesive character. The terrace of which the appeal property forms part features paired single-storey outriggers to the rear, the vast majority of which retain shallow mono-pitched roofs. These contribute to the cohesive appearance of the area and are a feature to which I attach significant weight.
6. The appeal scheme comprises the replacement of a part pitched and part flat roof at the rear of the appeal property with a wholly flat roof with projecting eaves to the side and rear. Whilst this is a relatively minor form of development, and it partly replaced an earlier area of flat roof, it results in an

¹ Enforcement notice ref: 22/00020/ENFC

incongruous roof form that is at odds with the prevailing characteristics of the terrace and the terraced housing to the rear.

7. For these reasons I conclude that the appeal scheme has an unacceptable effect on the character and appearance of the host building and the surrounding area. It is therefore contrary to Policy D3 of the London Plan (2021) (LP) and Policies SP1 and SP3 of the London Borough of Newham's Local Plan (2018) (NLP). Amongst other matters these policies require high quality development that enhances local context, delivering buildings and spaces that positively respond to local distinctiveness. The proposal also fails to accord with the aims of the National Planning Policy Framework (2023) and the Council's Altering and Extending Your Home, Supplementary Planning Document (2018).
8. The existence of some flat-roofed outriggers in the area is noted, however these are a minority and demonstrate the harm to the appearance of these terraces that can arise from such alterations.
9. The Council's reason for refusal refers to LP Policies D1, D4 and D8 and NLP Policies S6 and SP8. These do not directly relate to the matters before me. Consequently, there is no conflict with these policies.

Conclusion

10. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR