



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/24/3354336

24 Graham Road, Plaistow, London E13 8BU

- 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 and Mrs Bullakja against the decision of the Council of the London Borough of Newham.
 - The application Ref is 24/01223/HH.
 - The development proposed is the erection of single storey front extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host building and the surrounding area.

Reasons

3. The appeal property forms part of a terrace of six 2-storey mid-twentieth century houses with relatively long front gardens. When originally built these houses, and those in the nearby terraces, would have had a very unified appearance. Over the years windows and roofs have been replaced, some frontages have been rendered and small porches with pitched roofs have been added. Despite this, the overall form of the terraces remains largely intact.
4. The proposal would comprise the erection of a single-storey front extension. Unlike the nearby porches, which extend across roughly half the width of the frontage of each house, the proposed addition would be full-width. As such, due to its siting, bulk and width this would be an incongruous addition in this context and would have an unacceptable effect on the character and appearance of the host building and the surrounding area.
5. For these reasons the proposal is contrary to Policy D3 of the London Plan (2021) and Policies SP1 and SP3 of the London Borough of Newham's Local Plan (2018). 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).

6. 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

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

S Poole

INSPECTOR