



Appeal Decision

Site visit made on 4 March 2025

by **N McGurk BSc (Hons) MCD MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 26 March 2025

Appeal Ref: APP/W5780/D/25/3358940

13 Willingale Close, Woodford Green, Redbridge, London, IG8 7HD

- 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 Martin Deavin against the decision of the Council of the London Borough of Redbridge.
 - The application Ref is 1737/24.
 - The development proposed is a single storey side extension and addition of windows on the side elevation.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The appeal property recently received prior approval for a proposed rear extension¹. However, that prior approval relates to an extension which would not extend as far to the rear, adjacent to the shared rear boundary with Number 14 Willingale Close, as the proposal the subject of this appeal.
3. One of the Council's reasons for refusal referred to their being insufficient information in respect of trees. However, having visited the site, there do not appear to be any significant trees within close proximity to the proposed development. In any case, the Council's Tree Officer has suggested that a condition could be imposed to provide appropriate safeguards in this respect.

Main Issues

4. The main issues in this case are the effect of the proposal on the character and appearance of the area; and it's the effect on the living conditions of the occupiers of Number 14 Willingale Close, with regards to outlook.

Reasons

Character and appearance

5. The appeal property comprises a semi-detached dwelling set back from the road behind a front garden and parking area. The appeal property has a small ground floor rear extension which looks out over a large rear garden.

¹ Reference: 3042/24.

6. The appeal property is located in a residential area characterised by the presence of two storey semi-detached and terraced dwellings set back from the road behind gardens and/or parking areas and with gardens to the rear. The presence of green spaces, gardens and trees provides for a green and spacious character.
7. During my site visit, I observed that many dwellings in the area have been altered and or/extended and that changes tend to appear in keeping with the appearance of host dwellings and the surrounding area.
8. The proposed development would comprise a single storey extension. Whilst relatively large compared to the footprint of the host dwelling, the proposal would extend into a very large rear garden. As a consequence, the proposal would appear in scale and character with its surroundings, a factor that would be enhanced by the juxtaposition of Numbers 12 and 13 Willingale Close, whereby the rear of the appeal dwelling angles away from No 12.
9. Given this, I find that the proposal would not harm the character and appearance of the area. The proposed development would not be contrary to the National Planning Policy Framework or to Policies LP26 and LP30 of the Local Plan², which together amongst other things, seek to protect local character.

Living conditions

10. As noted above, the proposed development would project further to the rear, adjacent to the shared boundary with No 14, than would a previous proposal benefitting from prior approval.
11. Number 14 has not been extended to the rear and consequently, the proposed development would appear to extend along the shared rear boundary for a significant distance when seen from this neighbouring dwelling's rear-facing ground floor windows, as well as from that area of garden closest to No 14's rear elevation.
12. Whilst a shorter rear projection, as per the proposal benefitting from prior approval, would be acceptable, the proposal the subject of this appeal would result in a development that would, due to extending for such a considerable distance, at a significant height and within immediate proximity, appear to loom above the shared rear boundary with No 14 to the extent that it would appear overbearing.
13. This would result in a poor outlook from No 14, whereby the proposed development would draw attention to itself and appear as an unduly dominant feature.
14. Taking the above into account, I find that the proposed development would harm the living conditions of the occupiers of Number 14 Willingale Close with regards to outlook, contrary to the National Planning Policy Framework and to Policies LP26 and LP30 of the Local Plan, which together amongst other things, seek to protect residential amenity.

Conclusion

15. The appeal does not succeed.

N McGurk

INSPECTOR

² Redbridge Local Plan (2018).