
Appeal Decision

Site visit made on 27 May 2025

by **C Hall BSc MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 05 June 2025

Appeal Ref: APP/U5930/D/25/3359876

12 Roland Road, Walthamstow, E17 9HN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Benjamin Schiffer against the decision of the Council of the London Borough of Waltham Forest.
 - The application ref. is 242808.
 - The development proposed is for the installation of bicycle storage and bin storage to front garden.
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Decision

1. The appeal is allowed and planning permission is granted for the installation of bicycle storage and bin storage to front garden at 12 Roland Road, Walthamstow E17 9HN in accordance with the terms of the application ref. 242808, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan (1:1250), site plan (1:500), RS01.

Main Issues

2. The main issues are the effect of the proposal on a) the character and appearance of the local area; and b) highway safety.

Reasons

Character and appearance

3. The appeal site is a two-storey dwelling in a predominantly residential neighbourhood. The street scene is broadly characterised by properties of similar scale, albeit with differing design features and external materials.
 4. The plans submitted at application stage set out the size and appearance of the proposal, to be located in the front garden of the site. Given the limited extent and simple form of the scheme, and taking a common sense approach, I am satisfied that the drawings adequately demonstrate what is intended. Even so, the appellant has submitted a scaled plan with the appeal (RS01).
 5. The proposal would be of diminutive size, and its height would not significantly exceed the garden walls to either side. Its appearance would be further softened by the installation of a sedum roof. Overall, I consider that it would assimilate with the neighbourhood. Consequently, I find that the scheme would not cause detriment to the character and appearance of the neighbourhood. It would meet with Policy 53 of the Waltham Forest Local Plan Part 1 2024 (LP) in relation to delivering high quality design.
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Highway safety

6. The plans indicate that the doors to the bin storage compartment of the store would open outwards onto the public highway. Whilst it is regrettable that sliding doors are not shown to prevent this, I am mindful of the fact that the pavement outside the dwelling is relatively wide with good visibility in both directions. As such, pedestrians would have plenty of time to anticipate bins being accessed, and have space to pass without having to walk on the road. Furthermore, I appreciate that use of the facility would be infrequent and for only short durations.
7. I find that the development would not prejudice highway safety. It would accord with Policy 60 of the LP having regard to attractive, accessible, healthy and safe streets, places and neighbourhoods.

Conditions

8. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. In addition to the standard implementation condition, the approved plans are listed for certainty.

Conclusion

9. With respect to the reasoning above and all other issues, I allow the appeal.

C Hall

INSPECTOR