



Appeal Decision

Site visit made on 20 March 2025 by J Kirkaldy BSc (Hons) PGDip MRTPI

Decision by Martin Seaton BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 June 2025

Appeal Ref: APP/W5780/D/24/3357580

12 Dale Gardens, Woodford Green, IG8 0PB

- 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 Jaimin Patel against the decision of the Council of the London Borough of Redbridge.
 - The application Ref is 1192/24.
 - The development proposed is part two storey side extension and single storey rear extension.
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Decision

1. The appeal is allowed, and planning permission is granted for part two storey side extension and single storey rear extension at 12 Dale Gardens, Woodford Green, IG8 0PB in accordance with the terms of the application, Ref 1192/24, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans: 1037_S(P10)_200, 1037_S(P10)_100, 1037_S(P10)_101, 1037_S(P10)_102, 1037_S(P10)_001 Rev A.

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.

Preliminary Matters

3. An amended site location and block plan drawing reference 1037_S(P10)_001 Rev A has been submitted, superseding drawing reference 1037_S(P10)_001, has been submitted to resolve a discrepancy between the proposed floor plans and block plan with regards to the footprint of the proposed development. The appeal has been determined on the basis of the submitted drawings together with the amended plan.

Main Issue

4. The main issue is the effect of the proposal on the living conditions for the occupiers of the neighbouring property at no 14 Dale Gardens, with particular regard to light and outlook.

Reasons for the Recommendation

5. Dale Gardens is a verdant suburban residential road, characterised by two storey semi-detached dwellings of a similar architectural style. The appeal property is set further back within its plot than the neighbouring dwelling at no 14, with the neighbouring property set at a slightly lower level. The appeal site slopes down to the rear from the dwelling, featuring a raised terrace and steps leading down into the garden. The boundary treatment along the common boundary with no 14 consists of 1.8m high close boarded fencing and trellis, with established planting.
6. The neighbouring property at No. 14 possesses a conservatory situated in close proximity to the common boundary. I have had regard to the Council's concerns over the impact on light to the neighbouring property, and I accept that the proposed extension due to its size and position would result in some reduction of existing light to the conservatory. However, the orientation and scale of the appeal dwelling from the conservatory would already have a significant impact on the availability of light from this direction. Nevertheless, I am satisfied that the orientation of the conservatory is such that it would continue to access significant levels of light through the extensive glazing on its roof, rear and side elevations. Therefore, I am not persuaded that any loss of light caused by the proposal would, having regard to the context of the proposed development, result in an unacceptable impact on the occupants at no 14.
7. Turning to the effect on outlook, given the setback and elevated position of the appeal dwelling in comparison to the neighbouring property at no 14, the dwelling already frames in part the existing outlook from the rear of no 14. Nevertheless, the neighbouring garden is of substantial length, extending well beyond the rear elevation of the appeal dwelling.
8. The addition of the proposed extensions would have only a comparatively limited additional impact on any peripheral sense of enclosure, particularly considering the flat roof to the single storey element, the staggered positioning of the relative footprints of the extensions on the boundary, and the design and position of the two-storey extension in relation to the bulk of the host dwelling. Whilst the single-storey extension would still exceed the height of the existing boundary treatment, it would be set further away from the boundary and taken in combination with a flat roof and a chamfered glass slope roof on the sides with a reduced eaves height, the bulk and visual impact would be minimised to an acceptable degree.
9. I therefore conclude that the proposal would have an acceptable impact on the living conditions for the occupiers of the neighbouring property at no 14 Dale Gardens, having regard to light and outlook. The proposed development would comply with Policies LP26 and LP30 of the Redbridge Local Plan 2015-2030 (adopted 2018) and the guidance set out in the Housing Design SPD (2019). These policies and guidance seek amongst other matters to protect the amenities of neighbouring occupiers through high quality design and ensure that side extensions are not overbearing or cause a significant loss of outlook or an increased sense of enclosure.

Conditions

10. I have imposed the standard conditions relating to the commencement of development and a condition requiring the development to be carried out in accordance with the approved plans is necessary for the avoidance of doubt and in

the interests of proper planning. Although the Council has also suggested the use of a condition requiring external finishes in matching materials, this is unnecessary as this intention is annotated to the proposed plans which will form part of the approved documents attached to the planning permission.

Conclusion and Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

J Kirkaldy

APPEAL PLANNING OFFICER

Inspector's Decision

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

Martin Seaton

INSPECTOR