
Appeal Decision

Site visit made on 22 April 2025

by **C Livingstone MA(SocSci) (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18 June 2025

Appeal Ref: APP/U5930/D/24/3352322

61 Leadale Avenue, Waltham Forest Chingford E4 8AX

- 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 Hamayoon Mahmood against the decision of Waltham Forest London Borough Council.
 - The application Ref is 241672.
 - The development proposed is construction of a double storey first floor setback rear extension. Rear extension shall only extend by 3m beyond the original wall and the flat roof height shall be 2.5m with an eaves of 2.4m. Both neighbours line of sight of 45 deg has been considered to avoid impact of views. No work shall be done on the loft level or front elevation or ground floor. These will remain unchanged.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and surrounding area.

Reasons

3. The host property is semi-detached, and two storeys, its design reflects the other properties on Leadale Avenue; with design features including hipped roofs and attractive bay windows on the front and rear elevations. The property, like the majority of others on the street has a single storey extension on the rear elevation but retains the original bay window design at first floor level.
4. The proposal is for the erection of a flat roofed first floor extension on the rear elevation. The external corners of the extension would be angled slightly, and the external walls would be finished in render to match the existing dwelling.
5. Due to its scale and design the proposed extension would not reflect the fine detailing and proportions of the host property. This includes the rear bay window which is significantly smaller and narrower. As such the scale, massing and design of the proposed extension is visually dominant in relation to both the host property and other properties in the immediate area. The angled corners of the extension do not address my concerns in this regard.
6. It is asserted within the Appeal Statement that the proposed design 'aligns with the existing roofline, fenestration and materials.' Based on the proposed plans, it appears that the extension would project below eaves height of 61 Leadale Avenue. The position of the proposed windows would not reflect the position of the existing

first floor windows and would also not align within the windows at ground floor level. As such, it is unclear how the proposed development aligns with the existing roofline and fenestration.

7. For the reasons detailed above the proposed development would have a harmful effect on the character and appearance of the host property and surrounding area. Therefore, the development would be contrary to Policy 53 of the Waltham Forest Local Plan Part 1 Shaping the Borough 2020-2035 which requires that development proposals respond appropriately to their context in terms of scale, height and massing.

Other Matters

8. The Council raised no concerns regarding the effect of the development on the living conditions of the occupants of neighbouring properties. The position and scale of the extension is such that I have no reason to disagree with the Council on this matter.
9. My attention has been drawn to three examples of first floor extensions that have been approved by the Council. However, full details of these approvals have not been provided and as such I cannot be certain that the circumstances in each of these instances were the same as the appeal before me.

Conclusion

10. For the reasons given above the appeal should be dismissed.

C Livingstone

INSPECTOR