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## Appeal Decision

Site visit made on 29 April 2025

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

an Inspector appointed by the Secretary of State

Decision date: 19 June 2025

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**Appeal Ref: APP/U5930/D/24/3352358**

**7 Guildford Road, Waltham Forest, Walthamstow E17 4EA**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
  - The appeal is made by Mr Mohammad Iqbal against the decision of Waltham Forest London Borough Council.
  - The application Ref is 241963.
  - The development proposed is construction of a single storey ground floor rear extension. Rear extension shall only extend by 3m beyond the current existing extension. Total length of new and extension is 6m beyond the original wall of the property. The new extension shall be a flat roof height of 3m and eaves height of 2.85m. No work shall be done on the loft level, first floor level or front elevation of the property. Rear elevation shall be the same as the current existing rear extension.
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### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The appeal is for prior approval under the provisions of Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a single storey rear extension with a proposed depth of 6 metres, an eaves height of 2.85 metres and a maximum height of 3 metres.
3. Paragraph AA.3 (2) details the information that is required as part of the procedure for applications for prior approval. Section AA.3 (2) states that the application must be accompanied by:
  - (b) a plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development; and
  - (c) a plan which is drawn to an identified scale and shows -
    - (i) the existing and proposed elevations of the dwellinghouse, and
    - (ii) the position and dimensions of the proposed windows.
4. In this instance the block plan submitted to fulfil the requirements of section AA.3 (2)(b) shows the outline of the existing dwellinghouse, that includes the existing extension, and the outline of the proposed development is detached from the host property rather than attached to the existing extension. The proposed side elevation, required by section AA.3 (2)(c) shows the proposed extension. However, it is not drawn to the scale identified on the scale bar on the plan and

both the existing and proposed extensions are said to be 3m, but appear to be different depths.

5. Due to the inaccuracy of the proposed plans, there is insufficient information to establish whether the proposed development complies with any conditions, limitations, or restrictions specified in paragraphs AA.1 and AA.2.

### **Conclusion**

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

*C Livingstone*

INSPECTOR