



Appeal Decision

Site visit made on 18 June 2025

by D Wilson BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 July 2025

Appeal Ref: APP/U5360/D/25/3360487

31 Groombridge Road, Hackney, London E9 7DP

- 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 and Mrs Michael and Lana Wrightman against the decision of the Council of the London Borough of Hackney.
 - The application Ref is 2024/1971.
 - The development proposed is Erection of a rear dormer, and insertion of two rooflights to front roofslope.
-

Decision

1. The appeal is allowed, and planning permission is granted for Erection of a rear dormer, and insertion of two rooflights to front roofslope at 31 Groombridge Road, Hackney, London E9 7DP in accordance with the terms of the application, Ref 2024/1971, subject to the conditions in the attached schedule.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and Victoria Park Conservation Area.

Reasons

3. The Victoria Park Conservation Area (CA) covers an area encompassing the main north-south route that is Lauriston Road, which crosses Victoria Park Road at the centre of 'Victoria Park Village', where the majority of the shops and commercial buildings of the CA are located. Just to the south of the CA lie the sizeable public open space that is Victoria Park. Its significance is derived from the main streets that are spacious and wide, lined with attractive and architecturally interesting houses and villas. Given the above, I find that the significance of the CA, insofar as it relates to this appeal, to be primarily associated with the generally open space that allows the attractive and architecturally interesting houses and villas to be appreciated.
4. The rear of buildings when viewed from Victoria Park tend to have a uniform building height. However, while there is a general coherence there is some variation as a result of rear dormers, but these do not generally detract from the uniform building height and the houses and villas remain to be attractive and architecturally interesting when viewed from Victoria Park.

5. The Councils Residential Extensions and Alterations SPD¹ provides guidance on development on rear roof slopes. It states that generally the width of a single dormer should not exceed half the width of the roof, however, where a number of larger rear box dormers already exist within the immediate vicinity then a larger rear dormer might be acceptable.
6. The proposed dormer would extend the full width of the rear roof slope and extend up to the ridge. While the dormer would be large, it would sit comfortably in the varied roofscape when considering the presence of other dormers within the area. The dormer would therefore not be a dominant feature and would not erode the general coherence and building height when viewed from Victoria Park.
7. I therefore conclude that the proposed development would not harm the character and appearance of the host property, and CA. I find no conflict with Policies D3, D6 and HC1 of the London Plan 2021, Policies LP1, LP3 and LP17 of the Hackney A Place for Everyone Hackney Local Plan 2033 Strategic Planning Adopted July 2020 and the guidance contained within the Hackney Residential Extensions and Alterations SPD. Amongst other things, these seek to ensure that developments positively respond to local distinctiveness, be of high-quality design and preserve or enhance the character and appearance of the area

Other Matter

8. I note concern has been raised in relation to noise and privacy as a result of the proposed development. However, the Council have found that the proposal would not have a harmful impact on the living conditions of neighbouring occupiers for which I have no reason to conclude otherwise.

Conditions

9. Condition 1 is the standard condition which relates to the commencement of development and condition 2 specifies the approved plans for the avoidance of doubt. Condition 3 specifies the materials to be used for external surfaces in the interests of the character and appearance of the area. Condition 4 requires bee bricks and swift boxes to be installed in the interests of biodiversity.

Conclusion

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

D Wilson

INSPECTOR

¹ LDF Local Development Framework Supplementary Planning Document Residential Extensions and Alterations Approved April 2009

Schedule of 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 drawing nos:

Proposed Site Plan PL2_001
Proposed Basement Plan Ground Floor Plan PL2_100
Proposed First Floor Plan Second Floor Plan PL2_200
Proposed Loft Plan Roof Plan PL2_300
Proposed Front Elevations PL2_400
Proposed Rear Elevation Long Rear Elevation PL2_500
Proposed East Site Elevation PL2_600
Proposed Long Section AA Short Section BB PL2_700

3. The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan nos:

Proposed Front Elevations PL2_400
Proposed Rear Elevation Long Rear Elevation PL2_500
4. The development hereby approved shall provide two bee bricks and two swift boxes close to the eaves prior to first occupation and shall be retained as such in perpetuity.