



Appeal Decision

Site visit made on 12 September 2025

by Gary Deane BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 September 2025

Appeal Ref: APP/U5930/D/25/3370248

1 St Johns Road, Walthamstow, London E17 4JG

- 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 Ms Donna MacGregor against the decision of the Council of the London Borough of Waltham Forest.
 - The application reference is 250839.
 - The development proposed is described as retrospective permission to retain 1st floor extension completed June 2017.
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Decision

1. The appeal is dismissed.

Procedural matter

2. The proposed development is complete. Planning permission is therefore sought retrospectively.

Reasons

3. The Council's decision notice refers to several inaccuracies and inconsistencies in the submitted drawings, which are explained in the Officer's Report (OR). The OR notes that the plans fail to accurately show firstly, the side elevation of the first-floor rear extension that is the subject of this appeal; secondly, the full extent of the existing ground floor extension and the ground-floor layout; and thirdly, the existing roof form and eaves height of No 1. The OR also notes that the drawings show windows that do not exist and refers to inconsistencies in relation to the illustration of the rear roof form of the appeal dwelling.
4. Because of these flaws, the Council considered that it could not properly assess the development against relevant planning policies, nor its effect on local character and neighbouring amenity. Having reviewed the drawings, visited the site and considered its context, I share all those concerns.
5. It is regrettable that the Council did not seek amended drawings or raise these concerns with the appellant before refusing planning permission. I recognise that the plans include dimensions, elevations and a scale bar. I also acknowledge the appellant's view that the first-floor rear extension has been in place for some time. Nevertheless, the inaccuracies and inconsistencies in the submitted drawings are fundamental. These prevent the development from being determined on its own planning merits and cannot be addressed through the imposition of conditions.

6. In the absence of accurate and reliable drawings, I am unable to conclude that the development sought is compatible with the character and appearance of the local area or that it safeguards the living conditions of neighbouring occupiers. On that basis, the appeal scheme fails to demonstrate compliance with Policies 53 and 57 of the Waltham Forest Local Plan Part 1. Taken together, these policies promote high quality design and seek to ensure that development reinforces and/or enhances local character and respects the amenity of existing and future occupiers.

Conclusion

7. I have considered all other matters raised and have taken into account the absence of any third-party objections. However, due to the fundamental deficiencies in the submitted plans, I conclude that the appeal should be dismissed.

Gary Deane

INSPECTOR