
Appeal Decision

Site visit made on 22 August 2025

by N Unwin BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 September 2025

Appeal Ref: APP/G5750/W/25/3365369

32 Atherton Road, Forest Gate, Newham, London E7 9AJ

- 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 Shahjahan Talukder against the decision of the Council of the London Borough of Newham.
 - The application Ref is 24/00707/FUL.
 - The development proposed is described as: proposed triple storey side extension match with existing building.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site forms a three-storey end of terrace dwelling with single-storey side extension. The area surrounding the appeal site is primarily formed of groups of semi-detached and terraced properties. These groups vary in their architecture and materials, however there is a symmetry in that of the individual properties forming them. These groups are mostly separated from each other by modest gaps above ground floor level, further distinguishing them from one another and creating attractive visual breaks within the street scene positively contributing to the character and appearance of the area.
4. The appeal property forms the end of a three-storey terrace with each individual building similar in their design and materials giving this group an attractive homogeneity. The appeal building is separated from the neighbouring property above ground floor level, creating a visual break between them reflecting the character and appearance of the street scene.
5. The proposed three storey side extension would replace the existing single storey extension. It would continue the eaves level of the host property and adjoin the neighbouring property, infilling the existing gap. Whilst the proposal would be set back from the front elevation and the ridgeline slightly reduced, its notable width and three storey form would appear a dominant and bulky addition, competing visually with the host dwelling and unbalancing the symmetry of the wider terrace. Further, the loss of the gap with the neighbouring property would erode the existing separation between

buildings which forms an important characteristic of the area. As such, the proposal would harm the character and appearance of the street scene.

6. For these reasons, the proposal would harm the character and appearance of the host property and area. Consequently, in this regard, it would conflict with the relevant provisions of Policy D3 of the London Plan – The Spatial Strategy for Greater London (2021) and Policies SP1 and SP3 of the London Borough of Newham Local Plan (2018). When read together these policies require development to positively respond to local distinctiveness and secure integration and coherence with the local context.

Other Matters

7. The appellant contends that the Council did not visit the site prior to issuing the decision notice. Even if this is the case, this is a procedural matter and not something I can consider as part of this appeal.

8. The appellant states that the present condition of the property makes it disproportionate and discordant. There is no evidence before me to suggest that improving the condition of the existing property is reliant on the proposed development. Further, I have found that the appeal building contributes to the character and appearance of the area for the above reasons.

Conclusion

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

N Unwin

INSPECTOR