
Appeal Decision

Site visit made on 19 August 2025 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 September 2025

Appeal Ref: APP/W5780/D/25/3365807

10 Hampton Road, Ilford, Redbridge IG1 1PS

- 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 Mrs S Pervaiz against the decision of the Council of the London Borough of Redbridge.
 - The application Ref is 0587/25.
 - The development proposed is a first floor rear extension.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

4. Hampton Road is made up of predominantly terraced dwellings. The appeal site is a mid-terraced property set in a group of eight. The properties within the same collection are similar in their appearance and to the rear they benefit from four groups of attractive gable ends and bay windows at first floor level. That being said, most of the properties on Hampton Road appear to have gabled rear elevations that are more or less in line with one another at first floor level. All of these factors combine to create a pleasant sense of consistency and originality that contributes positively to the character and appearance of the area.
5. The proposal would introduce an extension to the rear at first floor level that would extend further back than the first floors of the closest dwellings. It would protrude from the existing gable end and would remove the bay window. It would therefore distort the symmetry between the appeal site and its counterpart and interrupt the cohesive rhythm of the terrace as a whole. The proposal would have a contrived appearance that would negatively draw the eye from the rear gardens of the closest properties.
6. The proposed development would therefore cause harm to the character and appearance of the area contrary to Policies LP26 and LP30 of the Redbridge Local

Plan 2018 which are concerned with development being well integrated into its surroundings amongst other things.

Other Matters

7. I have not been provided with any specific history of similar developments close to the appeal site and I did not witness any examples of such. They are therefore an exception to the norm that do not sufficiently influence the character as I have identified it to the point the appeal scheme would be acceptable. Appropriate materials to match the dwelling or otherwise would be welcome but would not overcome the issues I have identified with the design of the appeal scheme.

Conclusion and Recommendation

8. For the reasons given above, the appeal scheme would conflict with the development plan and there are no sufficiently weighty material considerations to indicate a decision other than in accordance therewith. I therefore recommend that the appeal should be dismissed.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR