



Appeal Decision

Site visit made on 26 September 2025

by **S Poole BA(Hons) DipArch MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 14 October 2025

Appeal Ref: APP/U5930/W/25/3369062

22A Stanley Road, Chingford, Essex E4 7DB

- 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 Thomas Bean against the decision of the Council of the London Borough of Waltham Forest.
 - The application Ref is 250720.
 - The development proposed is the construction of a dormer roof extension to the main rear roof and a roof extension above the two storey rear outrigger, together with the installation of two roof lights to front roof slope.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - i) the effect of the proposal on the character and appearance of the surrounding area; and
 - ii) whether the proposal would provide acceptable living conditions for future occupiers, with particular regard to internal space standards.

Reasons

Character and Appearance

3. The appeal property comprises the upper part of a 2-storey end of terrace house with a 2-storey outrigger to the rear. The dwelling occupies the first floor and benefits from accommodation within the roof space and an external staircase to the rear garden. The terrace of which the appeal property forms part retains its original roof form. This gives it a high degree of visual unity, a matter to which I attribute significant weight.
4. The proposal would comprise the erection of box dormers within a large proportion of the rear and outrigger roof slopes. This would enable the formation of a bathroom and dressing room together with the expansion of the existing roof level bedroom.
5. Viewed in the context of the unaltered and highly uniform roof form of the terrace, the proposal would be an alien and incongruous addition to the roof scape that, due

to its siting, bulk, mass and design would have an unacceptable effect on the host building and its surroundings. For these reasons the proposal fails to accord with Policy 53 of the Waltham Forest Local Plan (2024) (WFLP) which supports development proposals where they reinforce and/or enhance local character and distinctiveness and respond appropriately to their context in terms of scale, height, and massing.

Living Conditions

6. The appeal property includes a bedroom within the roof space which has very restricted head room. The proposal would improve the usability and amenity of this space and also provide a bathroom and a dressing room above the outrigger. Although the scheme drawings indicate that floor to ceiling heights within this roof level space would be marginally below the requirements set out in the Technical Housing Standard – Nationally Described Space Standards (2015), I am satisfied that the dwelling as a whole, given the improved bedroom head room and good access to natural light, would continue to provide acceptable living conditions for existing and future occupiers.
7. For these reasons the proposal accords with the aims of Policy 16 of the WFLP which seek developments that provide high quality accessible homes.

Conclusion

8. For the reasons set out under the first main issue, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR