



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: 15 October 2025

Appeal Ref: APP/G5750/W/25/3369597

109 Wakefield Street, London E6 1NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Mr Daniel Bloom, City of London Holdings and Investments Limited, against the decision of the Council of the London Borough of Newham.
 - The application Ref is 25/01012/OUT.
 - The development proposed is the erection of a one bedroom house
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Decision

1. The appeal is dismissed

Procedural Matters

2. The application was for outline planning permission with approval sought for access, scale and layout. Appearance and landscaping are reserved for future determination.
3. The Council's reasons for refusal refer to an inordinately large number of policies contained within the London Borough of Newham Local Plan (2018) (NLP) and the London Plan (2021) (LP) many of which are of limited or peripheral relevance to the matters before me. The appeal has been considered in the context of those policies that are of direct relevance.

Main Issues

4. The main issues are the effects of the proposal on:
 - (i) the character and appearance of the street scene, and
 - (ii) the living conditions of the occupiers of surrounding properties, with particular regard to outlook and the provision of outdoor amenity space.

Reasons

Character and Appearance

5. The appeal site is located on the corner of Wakefield Street and Katherine Road. It comprises a two-storey end-of-terrace Victorian building containing two flats; one on the ground floor (109 Wakefield Street) and one on the first floor (109A Wakefield Street). To the rear there is a garden area enclosed by tall fences which is bounded by Katherine Road, land to the rear of 107 Wakefield Street and a lane

that runs between the appeal site and flank wall of the nearby terrace fronting Katherine Road.

6. The surrounding area comprises mainly Victorian terraced properties some of which contain commercial premises on the ground floor. Planning permission was granted in 2017 (ref: 17/01540/FUL) for the redevelopment of the site on the opposite side of Katherine Road. At the time of my visit the part of this development that faces Katherine Road was at an advanced stage of construction.
7. The proposal would comprise the erection of a detached, 3-storey, 1 bedroom dwelling with a roof terrace. Unlike the scheme opposite this would not form a continuation of the neighbouring terrace nor would it have any physical or visual connection to the corner building. Its street elevation would be closer to the road than the frontages of the neighbouring terrace and the outrigger at the rear of Nos 109 and 109A. Due to this forward siting, combined with its height and bulk, the proposal would be an overly prominent and incongruous feature in views looking along Katherine Road.
8. Due to its siting, height and bulk I therefore conclude that the proposal would have an unacceptable effect on the character and appearance of the street scene. For these reasons it fails to comply with NLP Policies SP1 and SP3, LP Policy D3 and Section 12 of the National Planning Policy Framework (2024) which collectively seek development that is of a high quality design, securing integration and coherence with local context.

Living Conditions

9. The proposal would occupy land that would have been used as amenity space by past occupiers of the corner building. The appellant advises that this garden area is not demised to the tenants of the flats in the corner building at present. As a consequence of this it appears the only outdoor space available for use by the occupiers of 109A Wakefield Street is the external staircase which provides access from Katherine Road to the flat. At present this space, and the largely glazed entrance door, benefit from a reasonably open aspect and good access to sunlight.
10. The proposal would include the replacement of the external stairs with a staircase sited closer to the rear elevation of the corner building. The proposed dwelling would be built hard up to this staircase. As a consequence of this the very limited outdoor space available to the occupiers of No.109A would be severely enclosed and outlook from the entrance door reduced. In addition, the outdoor space available for the occupiers of the ground floor flat would be reduced in size.
11. The proposal would result in the formation of a tall blank wall along the rear boundary of the appeal site thereby resulting in severe overshadowing and enclosure of the space at the rear of 107 Wakefield Street. I note that No.107 comprises commercial premises on the ground floor and the evidence before me indicates that the space at the rear is currently used to park a car. However, No.107 includes residential accommodation on the upper floor and I consider there to be a high likelihood that future occupiers or owners of this property would wish to re-establish useable amenity space at the rear. Due to its height and siting the proposal would mean that any future garden space would have unacceptable levels of outlook.

12. For the reasons set out above the proposal would, due to its siting and height, have an unacceptable effect on the living conditions of existing and future occupiers of neighbouring properties. As such it fails to accord with NLP Policy SP8 which expects all developments to achieve good neighbourliness.

Conclusion

13. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR