



Appeal Decision

Site visit made on 28 October 2025

by **D Ellis MPlan MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 5th December 2025

Appeal Ref: APP/U5930/W/25/3367136

87 Alpha Road, Chingford, Waltham Forest E4 6TD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Ms Katherine Armstrong against the decision of Council of the London Borough of Waltham Forest.
 - The application Ref is 251075.
 - The development proposed is 5-metre single-storey ground floor rear extension.
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Decision

1. The appeal is allowed and prior approval is granted under the provisions of Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) for 5-metre single-storey ground floor rear extension at 87 Alpha Road, Chingford, Waltham Forest E4 6TD in accordance with the terms of the application, Ref 251075, subject to the conditions set out in section A.3 of Class A and the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: drawing nos.003 Rev R1, 004 Rev R1, 006 Rev R0.

Preliminary Matters and Main Issue

2. Under the above-mentioned legislative provisions, planning permission is granted for the enlargement of a dwelling house subject to the limitations and conditions set out in Class A. Paragraph A.4.(2)(b) states that the developer must provide a plan indicating the site and showing the proposed development.
3. A site plan was not included with the original application drawings, and the submitted drawings did not identify the name of the road. Existing and proposed block plans were provided with the appellant's appeal submission. The Council has had the opportunity to comment on these drawings, and therefore no party would be prejudiced by the inclusion of these drawings in my assessment.
4. Accordingly, the main issue is whether the proposal meet the requirements of paragraph A.4.(2)(b) of the GPDO.

Reasons

5. The block plans identify Alpha Road and the location of the appeal site in the road. Together with the previously submitted floor plans and elevations, the drawings satisfy Paragraph A.4.(2)(b) of the GPDO. Furthermore, it has not been suggested that the proposal does not accord with the other limitations and conditions set out in Class A and based on the evidence before me I have no reason to disagree. The

proposal would therefore accord with the aforementioned requirements of the GPDO.

Conditions

6. Standard conditions are set out in paragraph A.3 of the GPDO. In the interests of certainty, I have imposed a plans condition to ensure development is carried out in accordance with the plans as submitted to the appeal.

Conclusion

7. For the reasons given above the appeal should be allowed and prior approval should be granted.

D Ellis

INSPECTOR