

Appeal Statement
46 Harrington Road
London
E11 4QW

App Reference 2012/0369



Applicant wishes to make an appeal for existing single story side extension at 46 Harrington Road, London E11 4QW.

Site and surroundings

Two story end of terraced property located to the east corner side of Harrington Road. The property has an existing two story rear extension and dormer to the property that is an original feature of the property. The existing single story side extension that is the subject of the appeal is currently sited to side of the existing two story rear extension. To this side of the property the existing side extension is 6.3m deep, 2.15m wide with height of 3.5m from the ground floor. The extension is built on the side road of Burghley Road. Distance between extension and side road is 2.3m. To the side of the property there is also additional side extension that is 2.15m wide 3.3m deep and with height of 3.2m.

Consultations

Three letters of notification of the development have been sent however the council has received no objection or representation in terms effecting the character of area or loss of light.

Planning Policy

Adopted Waltham Forest Local Development Framework Core Strategy (2012):

Relevant policies: CS13 and CS15.

Emerging Development Management Policies Preferred Options (2011)

Relevant policies are DM4, DM7 and DM24.

Adopted Supplementary Planning Document – Residential Alterations and Extensions (2010).

Issue Raised by Waltham Forest Council

The issues are: design, the impact on amenity and surrounding residential occupiers. The single story side extension has been assessed with council policies on supplementary planning document and Policy CS15. In the statement it states that single story side extension must be considered with the impact on wide settings on corner properties which would have greater impact on street scene.

The reason the council refused this application was for the following reasons:

“The rear side extension by reason of its siting, depth and poor design is considered to result in a bulky and unsympathetic addition which fails to respect the character and appearance of the existing property and detracts from the character of the local area contrary to Policy CS15 of the adopted Waltham Forest Local Development Framework Core Strategy (2012) and the Supplementary Planning Document “Residential Alterations and Extensions” (2010). “

In terms of the extension and its sitting the applicant has built the extension to square of the original L- shape infill of the property. This extension has been built within its natural existing infill. Please note in terms of loss of light and impact to neighbouring properties the extension does not impact any neighbouring occupiers. Please note this one of the most important factors used when extensions are built as it is important to respect the quality of life of neighbouring occupiers. The council agrees with that the existing extension would not result in any loss of light or overlooking given the proposed extension has been set well back from the rear of the property. The extension being end of terraced also does not visually impact the street scene, as it well positioned to the rear element of the property.

Now we refer to the council's refusal on design and the extension being a bulky unsympathetic addition. The extension is 3.5m high it has been built with half pitched roof with two velux windows. The extension has been built modest in size. The single side extension is only one storey high and not two, we feel two story side extension would have greater effect on site and surroundings than a single story side extension. The council refers the single story side extension as being bulky and unsympathetic addition we feel this is not true as is not disproportionate to the size of the existing dwelling and is subservient to the scale and character of the existing property. There are other examples of singles storey side extensions in the borough that are far greater out of scale and poorly designed. Property 82 Bush Road, E11 has single story side extension, as you can see from the photos the roof does not match the existing property and the construction of the extension is poorly constructed.



Showing similar single storey side extension at no 82 Bush Road, E11



Another property within existing vicinity that has single story side extension is a property on the corner between Woodville Road and 69 Bushwood Road E11 3BW ; this is on the other side of this house. As you can see the extension is similar to this property and they also have double dormer and large extension to the other side of their garden.



Similar property to the side road 69 Bushwood Road E11 3BW



You can see 69 Bushwood Road E11 3BW has single storey side extension with slopping roof, similar to the one on our property.



This is another example of a single story side extension at 39 Leybourne road E11 3BS



Showing poorly constructed single side extension allowed at 40 Leybourne Road E11 3BT

From these examples provided you can see that there are other side extensions in the Borough that currently have been built using poor material and design.

In terms of sitting and design we believe the extension has been built with high quality materials and matching roof and bricks, to the existing property. Therefore we believe the extension does not represent a poor design along with the existing features of the property.

In councils policy DM4 it states that *“The council will normally expect developments involving alterations where the architectural character, retain traditional features does not affect outlook of*

neighbouring properties, "Side extension would only be favourably where is high standard of design in style and materials sympathetic to the property and their area "

The side extension retains original features of the existing house by using same matching brickwork, and Redland tiles, does not affect outlook of neighbouring properties. High standard of design has been used in construction of the development. The policy also states in DM4 that extensions should respect the street scene in terms of shape and size roof form, spaces between properties and windows. Extension is regular size and is built within existing boundary of the property it leaves 12m from the nearest neighbouring occupier no 48. There are no windows to the side of the extension therefore no issues of privacy or outlook.

These pictures show single story side extension at no 46 Harrington Road as you can clearly see from the photos the extensions has matching materials and facia. Extension has been built to the highest standards compared to the previous examples shown above. You can hardly notice the development as it clearly blends in within the existing site and surroundings.



Side view of existing extension at 46 Harrington Road



Further on the council states it also an unsympathetic addition to the property, we believe that the development does not represent this as it is hardly noticeable as you walk along street. It is not affecting anyone's view or detracting the character of the area hence no objection has been received by neighbouring occupiers in terms of looking out of character. We believe this extension respects the area and does not detract from the character or appearance of the local area. The additional extension that currently has been built by the applicant with plastic facia we feel does look out of character within the existing surroundings and the applicant as part of comprise is willing to demolish this part of the extension with the local authority agreeing. We are willing to remove this part of the development within 3 months of decision with an attached condition.

Conclusion

In Summary we believe that the existing side extension does not appear bulky or unsympathetic in design. It is only a single story side extension that is only 3.5m high. The extension itself is 6.3m deep matching the depth of the existing extension. The extension has a lean roof not a flat roof therefore in terms of design it provides high regards to the original dwelling. The extension in terms of height and width are moderate in size and scale and does not provide unusual design with the existing character and surrounding area. It is not visually intrusive; as it is not predominately noticeable hence we have had no objection from neighbours. We believe there are other examples of single story side extensions in borough that have greater impact that this existing extension. The additional part of the extension we are prepared to demolish as we do agree this part does not respect the character of the area as the materials used here are not of the highest quality and are visually intrusive. The extension is not harming the character, the applicant has made use of the existing infill to the side of the property and every application should be judged on its own merit. Overall we request the planning inspector taking into all the considerations that we believe the existing side extension does not detrimentally look visually intrusive and hope the application is allowed.

