

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 2 nd September 2025
Application reference:	251315
Applicant:	Mr Rae
Location:	5 St Peter's Avenue, Walthamstow, London, E17 3PU
Proposed development:	Construction of a hip to gable side roof extension, and dormer roof extension to main rear roof (with French doors and safety railings), together with installation of three roof lights to front roof slope. Installation of bicycle storage and soft landscaping at front garden.
Wards affected:	Upper Walthamstow
Appendices:	None

1 RECOMMENDATION

- 1.1 That planning permission is GRANTED subject to conditions and informatives.

2 REASONS REFERRED TO COMMITTEE

- 2.1 The application is referred to Planning Committee due to the applicant being related to employees of the Council.

3 SITE AND SURROUNDINGS

- 3.1 The application site relates to an end-of-terrace, two-storey dwelling located at the northern end of a short terrace of four properties (Nos. 5 to 8) on St Peter's Avenue.
- 3.2 St Peter's Avenue has an L-shaped layout and is characterised by a mix of terraced and semi-detached properties, many of which overlook an area of open space, which is designated as Green Belt and a Site of Importance for Nature Conservation.
- 3.3 The neighbouring property (No. 4) has previously been extended by way of a hip-to-gable side roof extension and a rear dormer roof extension of a similar size, location, and design to that now proposed. These works were first refused under application ref.200356 but later approved on appeal under reference APP/U5930/D/20/3251594.
- 3.4 The site lies within the Fillebrook Critical Drainage Area. The application site is not located within a Conservation Area and is not subject to any other relevant restrictions, other than being located within an Archaeological Priority Zone and subject to a Borough-wide Article 4 direction relating to the change of use from Use Class C3 (dwellinghouse) to C4 (small HMO).



Site Location

Aerial Image

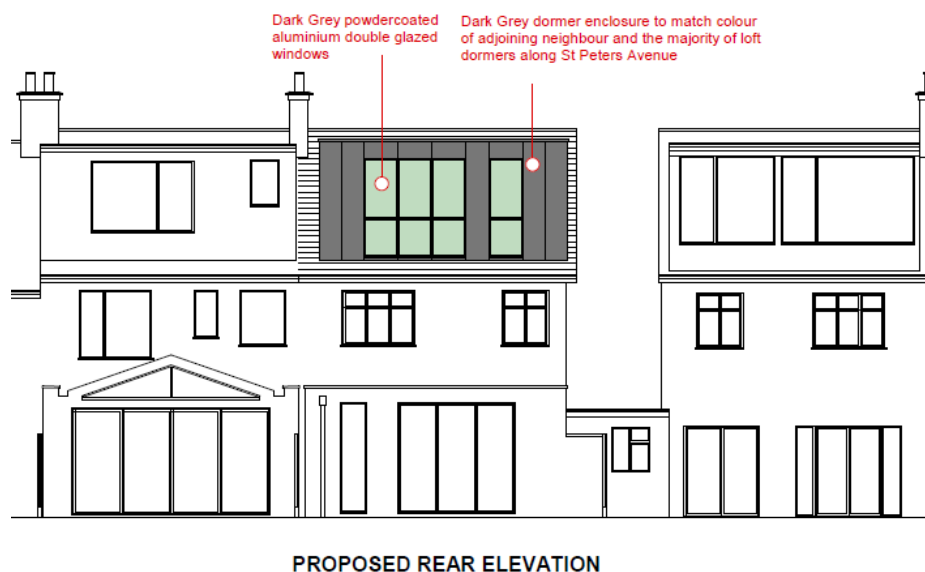
4 APPLICATION PROPOSAL

- 4.1 The scheme involves converting the existing hipped roof into a side gable, extending the ridge line by 4.2 metres to a total length of 6.5 metres. The new roof will be finished in dark grey to match colour of adjoining neighbour.
- 4.2 At the front of the property, three roof lights are proposed.

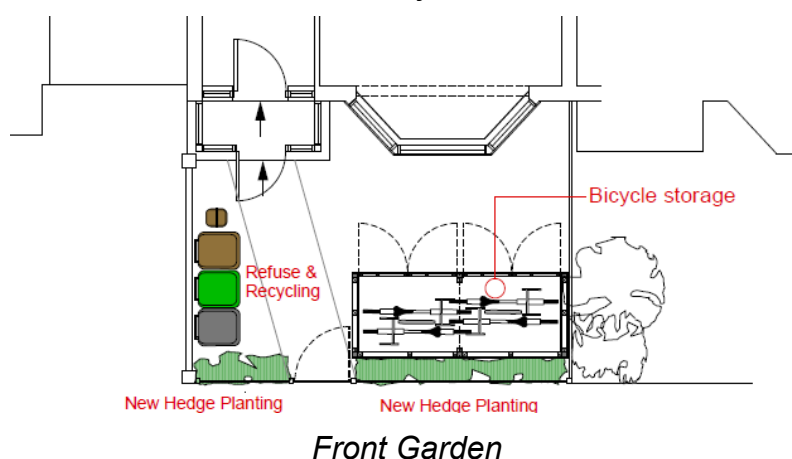


PROPOSED FRONT ELEVATION

- 4.3 To the rear, a dormer extension is proposed, incorporating dark grey powder-coated aluminium double-glazed rear windows. The dormer would measure approximately 5.8m wide, 2.8m high, and 3.8m deep, set down 0.24m from the ridge and positioned 0.6m above the eaves, with side set-ins of 0.2m (north) and 0.5m (south).



- 4.4 The proposal also includes installation of a timber-slatted bicycle store with hinged roof, measuring 3.5m in length, 1.4m in width, and 1.32m in height, positioned at the front corner of the garden near No.6 St Peter's Avenue. New hedge planting is proposed to provide screening to the cycle store, along with soft landscaping to the front garden.
- 4.5 The refuse and recycling bins would remain within the front garden but would be relocated to the side adjacent to No.4 St Peter's Avenue



5 RELEVANT SITE HISTORY

(A) Planning

5.1 Reference: 110447

Decision: Approved with informatives on 22-08-2011

Description: Certificate for a proposed use. Erection of single storey rear extension.

(B) Pre-Application

5.2 No pre-application history.

(C) Enforcement

5.3 No planning enforcement history.

5.4 Adjacent Site

4 St Peter's Avenue Reference: 200356

Decision: Refused (with Reasons) on 02-04-2020

Description: Construction of hip to gable side roof extension and rear dormer roof extension, together with installation of two roof lights to front roof slope.

The refusal decision was appealed under app ref. APP/U5930/D/20/3251594 - The appeal was allowed, and planning permission was granted for rear dormer extension including hip to gable extension, two roof lights in front roof at 4 St Peter's Avenue, Walthamstow, London E17 3PU.



6 PUBLIC CONSULTATIONS

6.1 Public Consultation

6.2 The Council circulated 9 consultation letters to local residents on the 10/10/2024, as follows:

- 4 to 6 Woodlands Gardens, Woodford New Road, Walthamstow, E17 3PS
- 4 to 6 St Peter's Avenue, Walthamstow, E17 3PU
- 92 to 93 Forest Rise, Walthamstow, E17 3PN
- 154 Greenway Avenue, Walthamstow, E17 3QW

6.3 The Council received no response as a result of neighbouring consultation.

6.4 Statutory Consultation

6.5 No statutory consultations were required.

7 DEVELOPMENT PLAN

7.1 Section 70(2) of the Town and Country Planning Act (1990) (as amended) sets out that in considering and determining applications for planning permission, the Local Planning Authority (LPA) must have regard to considerations including the provisions of the development plan and any local finance considerations, so far as material to the application, and any other material considerations.

7.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that "if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

7.3 The Development Plan for the site, at the time of this report, comprises the London Plan (2021), and the Waltham Forest Local Plan - Shaping the Borough – London Borough Waltham Forest Local Plan (2024). Other planning policies are material considerations.

The London Plan (2021)

7.4 On Tuesday 2nd March 2021 the Mayor of London published the replacement London Plan. From this date it forms part of the Development Plan for the purpose of determining planning applications. The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect. The relevant policies within the London Plan 2021 are:

- D1: London's form, character and capacity for growth
- D4: Delivering good design

Shaping the Borough – London Borough Waltham Forest Local Plan LP1 (2024)

- 7.5 The draft version of the Local Plan underwent Regulation 18 public consultation between July and September 2019 and consultation on the proposed Submission Version between 26 October and 14 December 2020. It has undergone examination and consultation on proposed modifications, concluding 21 September 2023. The Waltham Forest Local Plan (LP1) was subsequently adopted 29 February 2024 and therefore now forms a key part of the development plan in determining all planning applications. The previous Core Strategy (2012) and Development Management Policies (2013) are superseded by LP1. The relevant policies are:

- Policy 53 - Delivering High Quality Design
- Policy 57 - Amenity
- Policy 60 - Promoting Sustainable Transport
- Policy 91 - Managing Flood Risk

8 MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework (2024)

- 8.1 The revised National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as at the heart of the framework.
- 8.2 For decision-taking the NPPF states that the presumption means "approving development proposals that accord with an up-to-date development plan without delay" and where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless "...any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination".
- 8.3 The NPPF gives a centrality to design policies; homes should be locally led, well-designed, and of a consistent and high-quality standard. Local planning authorities (LPAs) are to make sure that the quality of approved developments does not materially diminish 'between permission and completion, as a result of changes being made to the permitted schemes.
- 8.4 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:

- Achieving well design places

Local Finance Considerations

- 8.5 Local Finance Considerations are a material consideration in the determination of all planning applications. Local Finance Considerations

can include either a grant that has been or would be given to the Council from central government or money that the council has received or will or could receive in terms of Community Infrastructure Levy (CIL).

i) There are no grants which have been or will or could be received from central government in relation to this development.

ii) The Council has not received and does not expect to receive any income from LBWF CIL in relation to this development.

iii) The Council has not received and does not expect to receive any income from Mayoral CIL in relation to this development.

9 ASSESSMENT

9.1 The main issues for consideration, in relation to the proposed development are as follows:

A. Design and Character

B. Impact on Neighbouring Amenity

C. Flooding

A. Design and Character

9.2 Policy 53 seeks to ensure developments are a high quality and enhance local character in relation to the architectural integrity of the existing building and the surrounding area. This states that a significant part of local character and the street scene is the detailed design of building facades. Any residential extensions should not be visually dominating but subservient to the host dwelling.

Roof extensions and rooflights

9.3 The application site, No.5 St Peter's Avenue, forms part of a short terrace of four properties (Nos.5–8) situated within an L-shaped street characterised by a mix of terraced and semi-detached properties, many overlooking an area of open space. The prevailing architectural features of the area include front-to-back pitched roofs, gables above porches and bay windows, pronounced chimney stacks, and a general consistency in rooflines and form.

9.4 The proposed development involves converting the existing hipped roof to a gable end, introducing a rear dormer, and installing three rooflights to the front roof slope. The proposed works would use dark grey roofing materials to match the adjoining properties dormer at No.6 St Peter's Avenue and would maintain the existing ridge height, ensuring visual continuity within the terrace.

9.5 The proposed rooflights would be aligned consistently on the front roof slope and are of a similar size and style to those on neighbouring properties, contributing to a coherent appearance within the street scene.

- 9.6 Notably, the proposed design of roof extensions is broadly similar in scale, form, and design to the extension previously approved on appeal at No.4 St Peter's Avenue (APP/U5930/D/20/3251594). The previous appeal established that hip-to-gable roof extension would not disrupt the appearance or balance of the terrace, especially considering the incremental changes already seen in the street.
- 9.7 The proposed rear dormer's proportions (approximately 5.8m wide, 2.8m high, and 3.8m deep), similar in scale, form, and design to those at Nos.4, 6 and 9, are appropriately contained within the roof slope. The roof extensions at No.6 and No.9 do not have planning, although they appear to be within PD limitations.
- 9.8 The dormer includes set-ins from both sides, a set down from the ridge, and is positioned above the eaves line, ensuring it sits comfortably within the existing roofscape and avoids appearing as an unduly bulky or visually dominant addition. The use of dark grey powder-coated aluminium windows, including full-height glazing, adds visual interest while integrating well with the material palette of the host dwelling.
- 9.9 With regard to the hip-to-gable extension, it is acknowledged that the end property at the opposite side of the terrace, No. 8, retains its original hipped roof. While the introduction of a gable at No. 5 would technically result in an asymmetric appearance at either end of the terrace, this would not cause an unacceptable level of visual imbalance. This view is supported by the appeal decision at No.4 St Peter's Avenue (APP/U5930/D/20/3251594), where the Planning Inspector concluded that the hip-to-gable extension at No. 4 would not appear incongruous or unbalanced in that evolving context.

Given that the hip-to-gable extension at No.4 has since been implemented, the proposal at No.5 effectively mirrors the design and visual approach of that scheme. As such, it would not introduce any further imbalance to the terrace's roofline beyond what already exists.

Bicycle storage

- 9.10 To the front garden, the installation of a timber-slatted bicycle store (measuring 3.5m in length, 1.4m in width, and 1.32m in height) would be located close to the front boundary near No.6 St Peter's Avenue. And considering the size of the front garden (3.6m deep excluding the front bay window and 6.1m wide), the proposed bicycle storage would fit appropriately.
- 9.11 The proposed cycle store incorporates standard design elements that are commonly found throughout the Borough. While the structure marginally exceeds the typical cycle store dimensions set out in the Council's "Bike Shed in Front Gardens Guidance" (which recommends a maximum of 2m width x 1m depth x 1.5m height), the store's siting within landscaped hedging, together with its timber construction, would soften its visual presence. Additional planting proposed around the store would help to further mitigate its visual impact, ensuring that the proposal maintains the residential character of the property frontage and the wider street scene.

- 9.12 In conclusion, the proposal is considered sympathetic to both the host dwelling and the surrounding street scene. It respects established building lines, materials, and roof forms, while appropriately balancing modern interventions like rooflights and bicycle storage.
- 9.13 Overall, the proposal would comply with Policy 53 of the Waltham Forest Local Plan, delivering a high-quality development that preserves local character and architectural integrity.

B. Impact on Neighbouring Amenity

- 9.14 Policy 57 of the adopted Waltham Forest Local Plan seeks to manage the impact of new development on neighbouring amenity to ensure that there would be no undue negative impact in terms of loss daylight/sunlight, loss of outlook, overshadowing and loss of privacy.

Roof extensions and rooflights

- 9.15 The proposed roof alterations are modest in their massing, given that the ridge height remains unchanged, and the dormer is contained within the rear roof slope, avoiding projections beyond the building envelope. Both neighbouring properties benefit from a similar rear dormer.
- 9.16 Regarding privacy and overlooking, the dormer windows would overlook the rear garden area only, maintaining typical oblique views consistent with neighbouring properties and urban settings. The front rooflights would not lead to direct views into neighbouring homes and are acceptable in terms of privacy.
- 9.17 With respect to daylight and sunlight, the bulk of the works are confined within the roof structure, and no adverse overshadowing impacts are expected for adjacent properties (Nos. 4 and 6). The positioning and scale of the rear dormer and side gable do not present any substantial risk of loss of outlook or creation of a sense of enclosure for neighbouring occupiers.

Bicycle storage

- 9.18 Regarding the proposed bicycle store, it would be positioned near No.6 St Peter's Avenue, at least 2 metres from the bay window of the adjoining terrace properties.
- 9.19 Given the location, height and proportions of the proposed bicycle storage it would not be considered that the proposal would have any adverse impact on the amenity by way of any loss of light, privacy or outlook to either of the neighbouring properties at 4 and 6 St Peter's Avenue

- 9.20 In summary, the proposed development does not appear to harm the amenity of neighbouring properties in terms of loss of daylight, sunlight, outlook, or privacy.

C. Flooding

- 9.21 Policy 91 (Managing Flood Risk) requires a site-specific Flood Risk Assessment (FRA) for proposals which are situated in Flood Zone which are within an area identified as having more critical drainage problems. The policy sets out that this is required to enable an assessment of the risk of flooding to, and arising from, development proposals from all sources, considering flood risk now and in the future. For Householder applications where the site falls within a CDA and Flood Zone 1 there is no requirement for a Flood Risk Assessment to be submitted given that minor nature of the development with no constraining effect for the type of development typically found in the curtilage of a dwellinghouse.
- 9.22 The site is not located within Flood Risk Zones but falls within the Fillebrook Critical Drainage Area. However, given the scale of the development—a roof extension together the installation of bicycle storage—the proposal does not introduce a sensitive use beyond the current conditions.
- 9.23 Therefore, the development is not expected to raise any significant concerns regarding flood risk at the site or in the surrounding area.

10 ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

- 11.1 In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

- 10.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 10.3 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered, and may be balance against other relevant factors.
- 10.4 It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 10.5 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.
- 10.6 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

11 CONCLUSION

- 11.1 Following the above assessment, it is considered that the design of the development would not result in harmful impact on the character and appearance of the host property. In addition, the development would not result in a detrimental impact upon neighbouring amenity. Taking into account the consistency of the scheme with the Local Plan and considering all material planning considerations, the proposal is considered acceptable and is therefore recommended for approval subject to conditions and informatives.

12 RECOMMENDATION

- 12.1 The Planning Committee is recommended to grant planning permission subject to the conditions and informatives below.
- 12.2 Conditions and Reasons

1. The development hereby permitted shall begin not later than the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents and thereafter maintained as such for the lifetime of the development:

- PL201 – May 2025
- PL200 – May 2025
- Existing Block Plan
- Proposed Block Plan
- Location Plan
- Flood map for planning

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall be constructed entirely of the materials details shown on plan PL201 (Dated May 2025) unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained as such for the lifetime of the development.

Reason: To safeguard and enhance the visual amenities of the locality, in accordance with Policy 53 of the adopted Waltham Forest Local Plan - Shaping the Borough – London Borough Waltham Forest Local Plan (2024).

12.3 Informatives:

1. To assist applicants the Local Planning Authority has produced policies and provided written guidance, all of which is available on the Council's website and which have been followed in this instance.

2. This determination does not constitute permission to build under the Building Regulations 2010. Works should not commence until any appropriate building regulation applications have been submitted and where necessary approved.

3. This notice is without prejudice to your responsibilities under any other legislation.

4. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 08:00 and 18:00 hours Mondays to Fridays and 08:00 and 13:00 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.

5. Whilst it would appear from the application that the proposed development is entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and eaves overhang, will encroach on, under or over adjoining land. The applicant is advised that this decision does not override the legal ownership rights of any neighbours, nor does it convey any permission that may be required under the Party Wall Act.