

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 4 th November 2025
Application reference:	252009
Applicant:	Mr Masood
Location:	2 The Mile End, Walthamstow, London, E17 5QE
Proposed development:	Construction of a single storey side extension.
Wards affected:	Higham Hill
Appendices:	None

1 RECOMMENDATION

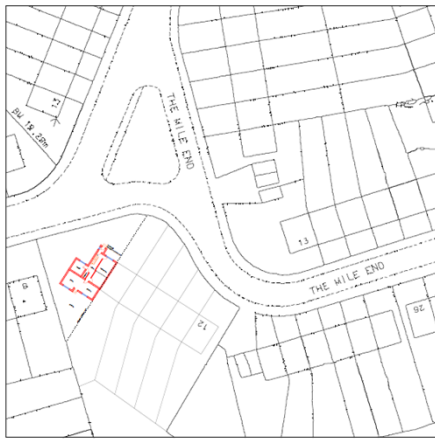
- 1.1 That planning permission is GRANTED subject to conditions and informatives.

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 comprises a triangular plot occupied by a two-storey end-of-terrace property situated at the junction of Sutton Road and The Mile End.
- 3.2 The property benefits from a two-storey side extension, which was granted planning permission in 2003.
- 3.3 Higham Hill Park lies to the east of the site, providing a green open space within close proximity. The surrounding area is predominantly residential in character, with properties largely consisting of terraced dwellings of similar style, scale, and architectural design.
- 3.4 The application site is not located within a Conservation Area and is not subject to any other relevant restrictions, other than 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

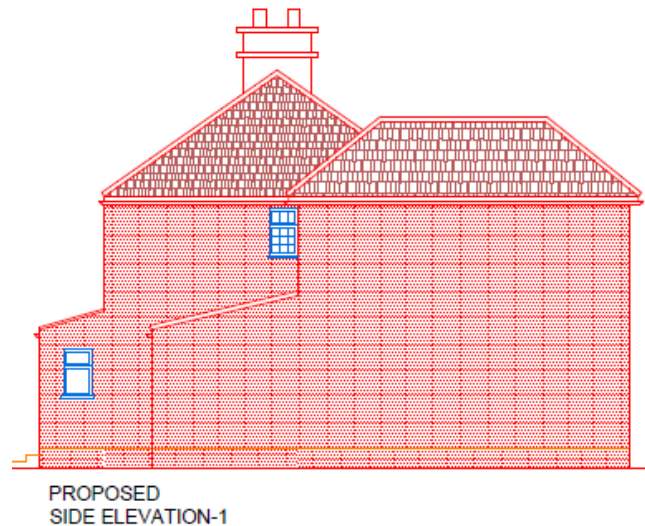


Aerial Image

4 APPLICATION PROPOSAL

- 4.1 The proposal involves the construction of a single-storey side extension to accommodate a study room, positioned in front of the existing two-storey side extension.
- 4.2 The extension would measure 3.2 metres in width and 3.1 metres in depth, set back 1 metre from the main front elevation.
- 4.3 The roof would be pitched, with a ridge height of 3.8 metres and eaves measuring 2.97 metres, sloping towards the front garden.
- 4.4 The front elevation would include a window matching the existing property style, with external walls finished in render to match existing materials.





5 RELEVANT SITE HISTORY

(A) Planning

5.1 Reference: 2003/0691

Decision: Approved (with Conditions & Informatives) on 23-01-2004

Description: Erection of two storey side and single storey rear extensions, as shown on amended drawing numbers 9315/300B, 303B, 304B, 305B received on 19 December 2003

5.2 Reference: 1999/0974

Decision: Refused (with Reasons) on 22-11-1999

Description: Erection of single storey flank extension

(B) Pre-Application

5.3 No pre-application history.

(C) Enforcement

5.4 No planning enforcement history.

(D) Adjacent Site

5.5 No relevant history.

6 PUBLIC CONSULTATIONS

6.1 Public Consultation

6.2 The Council circulated 25 consultation letters to local residents on the 10/10/2024, as follows:

- 1 to 27 (odd) Sutton Road, Walthamstow, London, E17 5QA
- 8 Sutton Road, Walthamstow, London, E17 5QA
- 1 to 13 (odd) The Mile End, Walthamstow, London, E17 5QE
- 2 to 4 (even) The Mile End, Walthamstow, London, E17 5QE
- 320 Blackhorse Lane, Walthamstow, London, E17 5QH

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

6.4 The proposal has been amended to set the side extension back by 1 metre from the main front building line, and reconsultation is not considered necessary as the change reduces the overall impact of the development and does not give rise to any new material planning considerations.

6.5 Statutory Consultation

6.6 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

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

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.
- 9.3 The proposed single-storey side extension, positioned forward of the existing two-storey side addition, would measure 3.2 metres in width and 3.1 metres in depth, with a pitched roof reaching a ridge height of 3.8 metres and eaves of 2.97 metres, sloping towards the front garden.
- 9.4 In its original form, the extension aligned with the principal front elevation of the dwelling, raising concerns that it would appear overly prominent within the street scene and risk undermining the subservient relationship expected of side additions.
- 9.5 In accordance with the Local Plan and the adopted SPD on Urban Design and Extensions, side extensions are required to be set back a minimum of 1 metre from the main front building line to reduce their visual impact and ensure they remain subordinate to the host property. The amended plans now incorporate this 1 metre set-back, which was necessary to address concerns about visual dominance, safeguard the architectural integrity of the dwelling, and preserve the established character of the surrounding area.
- 9.6 When viewed from Sutton Road and The Mile End, the bulk, scale, and massing of the extension would remain proportionate to the host dwelling. The use of render to match the existing property, along with a

front elevation window replicating the style of the original, would ensure architectural consistency. The extension's design and set-back position would make it visually subservient to the main dwelling and sympathetic to the character of the surrounding area, whilst maintaining the proportion of the front facade.

- 9.7 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

- 9.8 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.
- 9.9 No. 4 The Mile End is the eastern adjoining terraced property. When viewed from No. 4, the proposed single-storey side extension would be entirely screened by the existing building at No. 2. As a result, the proposal would not give rise to any material loss of daylight, sunlight, outlook, or privacy for the occupiers of No. 4.
- 9.10 No. 8 Sutton Road is the neighbouring terraced property located to the west of the application site. It has no side-facing windows overlooking the subject site.
- 9.11 The proposed single-storey side extension would be positioned more than 9 metres from its side elevation. Given the generous separation distance, relationship with this neighbouring property and the absence of direct facing windows, the development would not result in any significant harm to daylight, sunlight, outlook, or privacy for the occupiers of No. 8.
- 9.12 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.

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 and wider locality. 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:

- ZAAVIA/2TME/101 B – 16 JULY
- ZAAVIA/2TME/102 A – 16 JULY
- ZAAVIA/2TME/103 B – 16 JULY
- ZAAVIA/2TME/104 A – 16 JULY
- ZAAVIA/2TME/105 A – 16 JULY
- ZAAVIA/2TME/106 A – 16 JULY
- ZAAVIA/2TME/107 B – 16 JULY

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

3. The materials to be used for the external surfaces of the development/extension hereby permitted shall match those of the existing building and shall thereafter be retained as such for the lifetime of the development.

Reason: To protect the visual amenity of the surrounding settlement in compliance with Policy 53 and Policy 57 of the adopted Waltham Forest Local Plan Part 1 (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.