

Appeal Decision

Site visit made on 20 May 2016

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 3 June 2016

Appeal Ref: APP/E5330/D/16/3145414

82 Riefeld Road, Eltham, Greenwich SE9 2RA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Bill Turley against the decision of the Council of the Royal Borough of Greenwich
 - The application Ref 15/3096/F, dated 6 October 2015, was refused by notice dated 2 December 2015.
 - The development proposed is proposed 1st floor side extension and loft conversion.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site is a semi-detached house and the proposal would extend at first floor level and into the loft space. This would significantly alter the appearance of the house and unbalance the pair. The existing house has an attractive long sloping roof which would be totally lost by the proposal. The overall shape and character of the house would be altered and whilst I appreciate the appellants need for additional bedroom accommodation this does not override the harm that would be caused to the appearance of the house itself, the semi-detached pair and the street scene.
 4. I note the examples of other extensions and houses as originally built in a similar style to that proposed here. However, these do not justify allowing an extension that would be large, bulky and represent a discordant addition to the original design of the house. I appreciate that the appellant has aimed to choose a design that provides the required accommodation but this would be at the cost of harming the character and appearance the existing house.
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5. London Plan Policy 7.4¹ relates to local character and Core Strategy² Policy DH1 emphasises the importance of good design. Core Strategy Policy DH(a) sets out criteria to ensure that residential extensions are of a scale and design appropriate to the building and the locality and the Council's design guide for extensions³ advises that extensions should not overpower the main building and should respect the street scene and the character the area. The proposal would not comply with these policies or the design advice in the National Planning Policy Framework⁴.
6. I have considered all matters raised but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character and appearance of the area, it would conflict with the policies referred to and therefore the appeal fails.

J D Clark

INSPECTOR

¹ Mayor of London The London Plan. The Spatial Development Strategy for London Consolidated with Alterations since 2011, March 2015.

² Royal Greenwich Local Plan Core Strategy with Detailed Policies, Adopted 30 July 2014.

³ Planning Guidance for home extensions, January 2004.

⁴ Department for Communities and Local Government National Planning Policy Framework, March 2012.
