
Appeal Decision

Site visit made on 8 November 2016

by Andy Harwood CMS MSc MRTPI

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

Decision date: 16 November 2016

Appeal Ref: APP/N5660/D/16/3158862

59 Hydethorpe Road, Lambeth, London SW12 0JE

- 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 Mark Hayhurst against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 16/04071/FUL, dated 6 July 2016, was refused by notice dated 31 August 2016.
 - The development proposed is a ground floor wrap around extension.
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Decision

1. The appeal is allowed and planning permission is granted for a ground floor wrap around extension at 59 Hydethorpe Road, Lambeth, London SW12 0JE in accordance with the terms of the application, Ref 16/04071/FUL, dated 6 July 2016, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the approved plan: '588-16 RevB'.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issues

2. The first main issue is the effect of the proposals upon the character and appearance of the dwelling and surrounding area. The second is the effect of the proposal upon the living conditions of the occupiers at No 57 Hydethorpe Road with respect to outlook.

Reasons

Character and appearance

3. The appeal site includes a terraced dwelling within a tight-knit area. The rear of the dwellings within the terrace that I could see include original 2 storey returns across a large proportion of the rear elevations. In addition, nearby dwellings have been altered with a range in styles of ground floor extensions.
 4. At the time of my site visit, construction work was taking place on site. A "prior approval" permitted development scheme has previously been approved. I saw a partly constructed roof addition but have not been provided with the plans for that.
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5. The current proposal relates solely to the ground floor wrap around extension and some construction work had also started towards that development. This would extend across and out from the 2 storey return in-filling up to the boundary with No 57. The rear elevation would be largely glazed. The side wall on the boundary with No 57 would be glazed for a large proportion of it and sloped off of that boundary. The flat roof would be low down on the property, well below the first floor windows in the main part of the dwelling and within the return.
6. The glazing incorporated integrally within the structure would help the extension appear visually light-weight. This would help to ensure that the return would retain visual primacy. The Council's Supplementary Planning Document¹ (SPD) encourages this. The structure would extend into the rear garden but a reasonable amount of space would be retained for occupants. This would prevent the building visually dominating the site. The extension would be subordinate to the return and the main part of the dwelling.
7. In relation to the first main issue, the proposals would not harm the character and appearance of the dwelling or the surrounding area. This complies with Policies Q5 and Q11 of the Lambeth Local Plan² (LP).

Living conditions

8. The Council accepts that the proposal would not unacceptably impact upon daylight or sunlight reaching the adjoining properties at No 57 and No 61. I have no evidence that would lead me to a contrary view.
9. The extension would enclose the gap immediately at the rear of No 57 a little more than a normal garden boundary. However that area is already enclosed due to the 2 storey return being not far from the boundary. Much of the proposed extension would be beyond the return and where there is more space at the rear of both properties. The proposal would not be a dominating structure and would not harm the visual amenity for the adjoining residents.
10. In relation to the second main issue, the proposal would not have a harmful effect upon the living conditions for occupiers at No 57 Hydethorpe Road with respect to outlook. The proposal would comply with LP Policy Q2 and the SPD.

Other Matters

11. The development has already commenced. The time limit condition is unnecessary. I have imposed a condition specifying the relevant drawing to provide certainty that the development will be completed as proposed. I have attached a condition to ensure that materials match the existing dwelling.

Conclusion

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

A Harwood

INSPECTOR

¹ Building Alterations and Extensions, Supplementary Planning Document, September 2015

² Lambeth Local Plan, adopted September 2015