

Appeal Decision

Site visit made on 15 November 2016

by F Rafiq BSc (Hons), MCD, MRTPI

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

Decision date: 25 November 2016

Appeal Ref: APP/N5660/D/16/3156912

15 Ivymount Road, London, SE27 0NB

- 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 Ms Papas against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 16/03384/FUL dated 1 June 2016 was refused by notice dated 1 August 2016.
 - The development proposed is the replacement of the existing lean-to with part width single storey extension.
-

Decision

1. The appeal is allowed and planning permission is granted for the replacement of the existing lean-to with part width single storey extension at 15 Ivymount Road, London, SE27 0NB in accordance with the terms of the application Ref 16/03384/FUL dated 1 June 2016 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (Scale 1:1250), Drawing No's 001 (Existing Ground Floor Plan), 002 (Existing First Floor Plan), 003 (Existing Section A-A), 004 (Existing Rear Elevation), 005 (Proposed Ground Floor Plan), 006 (Proposed First Floor Plan), 007 (Proposed Section A-A) and 008 (Proposed Rear Elevation).
 - 3) 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 Issue

2. The main issue is the effect of the proposal on the living conditions of the occupiers of No. 17 Ivymount Road with reference to daylight, sunlight and outlook.

Reasons

3. The appeal property is a mid-terrace property located on the eastern side of Ivymount Road. It is a two storey dwelling with a small single storey element
-

to the rear on the boundary with No. 17. The proposal seeks to replace this with a larger single storey extension with a floor area of around 3m by 3.7m and a height of around 3.3m to the eaves.

4. Whilst I recognise that the proposal would be located on the common boundary with No. 17, given the location of this neighbouring property to the south of the appeal site, I do not consider that there would be adverse harm in terms of loss of sunlight or overshadowing. I also do not consider that a projection of 3m, even when considering the height of 3.5m to the parapet, would lead to an unacceptable overbearing impact or loss of light for the occupiers of this neighbouring property.
5. I therefore conclude that the proposal would not cause material harm to the living conditions of the occupiers of No. 17 Ivymount Road and it would not be contrary to Policy Q2 of the Lambeth Local Plan which supports development where, amongst other matters, adequate outlooks are provided and there is no unacceptable impact on levels of daylight and sunlight on the host building and adjoining property.

Conclusion

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

Conditions

7. In addition to the standard time condition, a condition is needed to secure compliance with the approved plans, for the avoidance of doubt and in the interests of proper planning. I also consider a condition relating to materials to be necessary in the interests of the appearance of the host property and the area.

F Rafiq

INSPECTOR