

Appeal Decision

Site visit made on 1 February 2017

by Elizabeth Lawrence BTP MRTPI

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

Decision date: 7th February 2017

Appeal Ref: APP/C5690/D/16/3164901
90 Montacute Road, London, SE6 4XQ.

- 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 Phil Marsden against the decision of the Council of the London Borough of Lewisham.
 - The application Ref DC/16/098323 dated 15 September 2016, was refused by notice dated 10 November 2016.
 - The development proposed is for a hip to gable roof extension with rear facing dormer and 3 velux roof-lights to the front elevation.
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Decision

1. The appeal is allowed and planning permission is granted for a hip to gable roof extension with rear facing dormer and 3 velux roof-lights to the front elevation at 90 Montacute Road, London, SE6 4XQ in accordance with the terms of the application, Ref DC/16/098323 dated 15 September 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: 1:1250 scale location plan, 1:500 scale site plan, 697/01/-, 697/02/-, 697/11/A and 697/12/A.
 - 3) The external materials to be used in the construction of the extension hereby permitted shall match those of the host dwelling.

Main Issue

2. The main issue is the effect of the scheme on the character and appearance of the host building, its immediate setting and the street scene.

Reasons

3. The Appeal site is situated in a mixed residential area where the combination of hipped and gable roofs, front facing gables and varied roof heights which follow the topography of the area result in a varied roof-scape.
 4. The Appeal dwelling occupies a relatively prominent position on the outside of a shallow bend in the road and diagonally opposite the junction of Montacute
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Road and Polsted Road. Originally it comprised one of a row of three attached dwellings with hipped roofs at either end. However at some time the gap between the Appeal dwelling and the dwelling at 92 Montacute Road (No.92) has been filled with a flat roofed two storey extension. This has resulted in a terrace of six dwellings with an uncharacteristic flat roofed element mid-way along the terrace, flanked by fully hipped roofs. Whilst hipped roofs are commonplace at the end of terraces, they are not usual within them.

5. The National Planning Policy Framework (NPPF), states that new development should reflect the identity of local surroundings and add to the overall quality of the area. Collectively, policy 15 of the Lewesham Local Development Framework Core Strategy (Core Strategy) and policies DM30 and DM31 of the Lewisham Local Development Framework Development Management Policies Local Plan (Local Plan) seek the highest quality design. Extensions should respect the form, setting, period, architectural characteristics and detailing of existing buildings and use high quality matching or complementary materials.
6. With the proposal the hip to gable extension would adhere to the building lines and the eaves and ridge lines of the host dwelling. It would partially fill the uncharacteristic gap between the roofs of the Appeal dwelling and No.92 and would respect the roof form and proportions of other inner terrace dwellings within the row.
7. Whilst the symmetry of the roof hips at No.92 and the Appeal property would be lost, there are a number of hipped roofs located alongside gable roofs in the immediate area. This includes two buildings with a similar link which has a low mono-pitched roof, in Blythe Hill, directly opposite the entrance to Montacute Road. There are also a number of hip to gable extensions in the immediate area, which may have been constructed within the tolerances set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.
8. As a consequence the hip to gable element of the proposed roof addition would respect the character and appearance of the host terrace and would blend in appropriately within this mixed street scene.
9. To the rear of the front pitch the extension would stretch across the full width of the original dwelling and would project up to its rear eaves line. As a consequence it would fail to follow the guidance set out in the Councils Residential Standards Supplementary Planning Document 2012 (SPD). It advises that large roof extensions should be located on the rear elevations to protect the side and front elevations from significant change. They should be set at least one metre behind the eaves and should not be formed by building up external walls.
10. However, in this instance the adjoining dwelling at 88 Montacute Road (No.88) has a similar, albeit slightly higher rear dormer addition and several of the dwellings opposite, in Blythe Hill Lane have very similar dormer extensions. Accordingly, the extension would be readily assimilated into the existing rear garden environment and would look visually well balanced alongside No.88. Accordingly, whilst the proposal would not accord with some of the advice set out in the SPD, it would comply with its objective in that it would respect the architectural integrity of the terrace.

11. Overall, due to the particular circumstances of the Appeal property and its surroundings the proposed roof extension would respect and blend in appropriately with the host terrace and street scene.
12. The Council has suggested the imposition of conditions relating to matching external materials and adherence to the submitted drawings. Both of these conditions are necessary to ensure the proposed extension blends in appropriately with the host dwelling and in the interests of certainty.
13. I conclude that the proposal would respect the character and appearance of the host building and the street scene. It would therefore comply with policy 15 of the Core Strategy, policies DM30 & DM31 of the Local Plan, the NPPF and the objectives of the SPD.

Elizabeth Lawrence

INSPECTOR