

Appeal Decision

Site visit made on 16 January 2017

by Chris Forrett BSc(Hons) DipTP MRTPI

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

Decision date: 23rd February 2017

Appeal Ref: APP/C5690/W/16/3160597

24a Ebsworth Street, Crofton Park, Lewisham, London SE23 1ES

- 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 Angela-Marie Graham against the decision of the Council of the London Borough of Lewisham.
 - The application Ref DC/15/092673, dated 4 June 2015, was refused by notice dated 30 June 2016.
 - The development proposed is a new part single, part three storey side extension, new window openings to existing side/rear elevations and removal of chimney stack from existing end of terrace gable elevation.
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Decision

1. The appeal is allowed and planning permission is granted for a new part single, part three storey side extension, new window openings to existing side/rear elevations and removal of chimney stack from existing end of terrace gable elevation at 24a Ebsworth Street, Crofton Park, Lewisham, London SE23 1ES in accordance with the terms of the application, Ref DC/15/092673, dated 4 June 2015, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2015_06_P01/, 2015_06_P07, 2015_06_P08, 2015_06_P09/-, 2015_06_P10, and 2015_06_P11.
 - 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 dwelling.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal property is a two storey end terrace building on the northern side of Ebsworth Street which consists of terraced properties of a regular and uniform appearance. Ebsworth Street falls slightly in an easterly direction and there are no other properties on the north side of the street with a ridge height greater than the appeal property.
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4. The site is also highly visible from Garthorne Road immediately to the east. The overall area is characterised by terraced properties of a traditional design, although some of the properties opposite side of Garthorne Road are of a much more modern style and lack chimneys and other design features.
5. My attention has been drawn to an extant planning permission¹ for a part one/part two storey extension to the side of No 24a. This permission has broadly the same footprint of the appeal development, but is of a very modern design with a first floor flat roof and vertical timber cladding to the walls which could be considered to be an unsympathetic development and out of character with both the host property and the wider character of the area.
6. In contrast with the extant permission, the appeal development has a more traditional design particularly in relation to its fenestration and its roof form which is in keeping with the overriding character and appearance of the host property and the area in general.
7. Whilst the addition of a pitched roof adds to the bulk of the extension when compared to the extant scheme it would not result in a form of development which would be overly prominent in the streetscene, particularly given the terraced nature of the area.
8. Policy DM30 of the Lewisham Development Management Local Plan (2014) (LP) at Table 2.1 (urban typologies in Lewisham) states that new development should not disrupt the regularity of the street form and the unity of the architecture. In this case, the appeal proposal would follow the roof form and line of the existing terrace which given its position at the highest end of the street would not give rise to an irregular form of development. The small set back from the main front wall of the existing property, and the resultant raised eaves line, would also provide a minimal level architectural sub-ordination.
9. Whilst the loss of the chimney is regrettable, given that the more modern properties on the opposite side of Garthorne Road do not have chimneys I consider that the loss of this chimney is not sufficient to withhold planning permission in this case.
10. Turning to the single storey part of the proposal, the Council have not raised any specific concerns over this element. I also note that the Council do not consider that any part of the proposal would have an adverse impact on the living conditions of neighbouring properties. In these respects, I have no reason to disagree with the Council's view.
11. For the above reasons, the proposed extension would respect the character and appearance of the host property and the wider area and achieve a high standard of design. Therefore the development would accord with Policy 15 of the Lewisham Core Strategy Development Plan Document (2011) and Policies DM30 and DM31 of the LP which seek, amongst other matters, to ensure that development protects the character and appearance of the area.

Conditions

12. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty.

¹ DC/14/89413

13. In the absence of any suggested conditions from the Council, and the limited materials details on the application form and plans, a condition relating to (matching) external materials is appropriate in the interest of the character and appearance of the area.

Conclusion

14. Taking all matters into consideration, for the reasons given above, I conclude that the appeal should be allowed.

Chris Forrett

INSPECTOR