

Appeal Decision

Site visit made on 7 March 2017

by F Rafiq BSc (Hons), MCD, MRTPI

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

Decision date: 30th March 2017

Appeal Ref: APP/E5330/D/16/3165656
46 Rennets Wood Road, Eltham, SE9 2ND

- 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 Robinson against the decision of the Council of The Royal Borough of Greenwich.
 - The application Ref 16/3489/F dated 17 October 2016 was refused by notice dated 14 December 2016.
 - The development proposed is a loft conversion.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a two storey semi-detached house which is located on the south-eastern side of Rennets Wood Road. It is situated on a gently sloping road where there are mainly similar pairs of hip-ended semi-detached properties which have common features such as gable fronted bays at first floor level and the consistent use of brick and render on front elevations. Some of the nearby properties have been extended but where two storey side extensions have been added, these have generally utilised a hip roof form. As such, the area has a consistent and uniform appearance.
 4. The proposal seeks a hip to gable roof extension and a box dormer which would occupy most of the width of the rear of the house. The hip to gable alteration would result in a disproportionate bulk to the upper part of the house and would imbalance this pair of semi-detached properties, where the adjoining house retains its hip-ended roof form.
 5. At the rear, the proposed dormer would occupy almost the entire width and height of the rear roof of the extended house. It would further add to the bulk and mass of the building at roof level and would dominate the appearance at the rear of the house. I do not therefore consider that the proposal would be modest in size and scale or suit the style of the appeal house.
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6. I therefore conclude that the proposal would have an adverse impact on the character and appearance of the host property and the area. The proposal would be contrary to Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies and Policies 7.4 and 7.6 of The London Plan, which require, amongst other matters, high quality design and roof extensions to respect the scale and character of the host building, the street scene and the surrounding area. It would also be contrary to the Residential Extensions, Basements and Conversions Guidance Supplementary Planning Document, which states that planning permission will not be granted to alter or convert a sloped hip end roof into a flat gable end roof to the side of a house, as this would create an unbalanced, overbearing appearance to the house.
7. The appellant has made a general reference to hip to gable loft conversions in the neighbourhood but no details of these have been provided. In any event, each application and appeal falls to be considered on its own merits, as I have done in this case.

Conclusion

8. For the reasons given above and having considered all other matters raised, including the planning history of the site, I conclude that the appeal should be dismissed.

F Rafiq

INSPECTOR