

Appeal Decision

Site visit made on 6 April 2017

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

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

Decision date: 26th April 2017

Appeal Ref: APP/C5690/D/16/3166017

36 Tewkesbury Avenue, Forest Hill, S-E London SE23 3DQ

- 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 David Hudson against the decision of the Council of the London Borough of Lewisham.
 - The application Ref DC/16/097052, dated 9 June 2016, was refused by notice dated 5 September 2016.
 - The development proposed is raise roof with hip to gable. Conversion R-dormer window & small pitched roof dormer to front elevation + 3 velux to front.
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Procedural Matter

1. The proposed development is described on the decision notice as the construction of a hip to gable end extension and associated increase in roof height; provision of a roof extension in the rear roof slope, together with a dormer extension and three roof lights in the front roof slope. This is a more accurate description than on the application form and so I shall refer to the proposal accordingly.

Decision

2. The appeal is dismissed.

Main Issue

3. I consider that the main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. The appeal site is a detached two-storey house located in an elevated position. Properties to the rear are at a higher level and those across the road are at a lower level. The proposal would alter the shape of the roof, raise it and create a large dormer window to the rear elevation and a smaller one to the front. Roof lights would also be added.
 5. There are various extensions and alterations including large dormer windows in the area including dormer extensions to the properties either side of No 36. However, I have limited information about the planning status of these other than a reference to Certificates of Lawfulness.
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6. The proposal as a whole would be large, bulky and prominent and out of character with the design of the existing dwelling. I accept that large additions at roof level are visible within the street scene but these do not justify accepting a proposal of such poor design. Core Strategy Policy 15¹ and DM Policies 30 and 31² require high standards of design and the Council's SPD sets out specific guidelines for roof extensions³. The proposal would conflict with these policies and guidelines.
7. I have considered any potential impact on the privacy of the occupiers of neighbouring properties but I do not consider that harm would arise due to distances, topography and boundary trees. I have considered all other matters raised, including the National Planning Policy Framework⁴, but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character and appearance of the area. It would conflict with the Council's policies and therefore the appeal fails.

J D Clark

INSPECTOR

¹Lewisham Local Development Framework Core Strategy Development Plan Document, Adopted June 2011.

² Lewisham Local Development Framework Development Management Local Plan, Adopted 26 November 2014.

³ Lewisham Residential Standards Supplementary Planning Document Local Development Framework, Adopted August 2006, Update notes included May 2012 (Paragraph 6.7) (SPD).

⁴ Department for Communities and Local Government National Planning Policy Framework, March 2012.
