

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/A5840/D/17/3169169

21 St Elmos Road, London SE16 6SA

- 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 Hao Yuan Loh against the decision of the Council of the London Borough of Southwark.
 - The application Ref 16/AP/4879, dated 1 December 2016, was refused by notice dated 30 January 2017.
 - The development proposed is raising of existing roof to create new second floor, conversion of existing garage into living accommodation, re-cladding of property, construction of new porch and projecting window bay.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is on the corner of Fishermans Drive and St Elmos Road. It is in a terrace that rises in levels northwards along St Elmos Road. The proposal comprises a number of elements that would change No 21's appearance quite considerably. Raising the roof, adding dormer windows, adding a projecting bay window at ground floor level and re-cladding the property with fibre cement slates would be totally out of character with the existing property, the terrace as a whole and its appearance within the street scene. The proposed porch and conversion of the garage are of less concern but this proposed development in its entirety would significantly harm the character and appearance of the area.
4. The policies referred to in the Council's decision notice, namely Policies 7.4 and 7.6 of the London Plan¹; Policy 12 of the Core Strategy²; and Policy 3.12 of the Southwark Plan³ together with the Council's SPD⁴ and the National Planning

¹ Mayor of London The London Plan The Spatial Development Strategy for London Consolidated with Alterations since 2011, March 2016.

² Southwark Council Core Strategy, April 2011.

³ Southwark Council The Southwark Plan, 2007.

⁴ Southwark Council 2015 Technical Update to the Residential Design Standards (2011), October 2011.

Policy Framework⁵ seek to achieve a high level of design. This proposal would fall a long way short of the requirements in these policies.

5. I have considered all matters raised, including the appeal site's context in the surrounding built environment, 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 policies referred to and therefore the appeal fails.

J D Clark

INSPECTOR

⁵ Department for Communities and Local Government National Planning Policy Framework, March 2012.