
Appeal Decision

Site visit made on 4 May 2017

by Elaine Gray MA(Hons) MSc IHBC

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

Decision date: 17 May 2017

Appeal Ref: APP/N5660/W/17/3167381
35 Landor Road, London SW9 9RT

- 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 Miss Jenny Holt against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 16/05539/FUL, dated 23 September 2016, was refused by notice dated 17 November 2016.
 - The development proposed is creation of a lower ground rear extension and upper ground rear glazed infill, along with the reinstatement of the lower ground front door.
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Decision

1. The appeal is allowed and permission is granted for the creation of a lower ground rear extension and upper ground rear glazed infill, along with the reinstatement of the lower ground front door at 35 Landor Road, London SW9 9RT in accordance with the terms of the application ref 16/05539/FUL dated 23 September 2016, subject to the conditions set out in the schedule to this decision letter.

Main Issue

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

Reasons

3. The appeal site at 35 Landor Road is a mid-terraced residential building in an area of similar houses. The proposal would create an extension at the rear of the property which would comprise a lower ground floor extension with a flat roof, and a glazed infill extension above. The Council does not object to the lower ground floor element of the proposal, and I have no basis on which to disagree with that view.
 4. Their concern, however, relates to the visual impact of the glazed infill extension. At the rear of the properties is a series of squarish flat-roofed brick outriggers projecting at ground floor level. These appear to be part of the original design of the terrace. Policy Q11 of the Lambeth Local Plan (LLP, September 2015) sets out guidelines for infill extensions, which should: be single storey; generally have a glazed, light-weight or contrasting character, and; be set back from the corner.
 5. The new glazed extension would infill the space between the existing outrigger at No 35 and the neighbouring outrigger at 37 Landor Road. Whilst this would
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create a full-width extension, the slim-framed glazed structure would contrast with the solid appearance of the outriggers, leaving their distinct form clearly legible. It would also sit below the adjacent roofs of the riggers, and would be set back from the line of the corners of their rear elevations, thus achieving an acceptable degree of visual subordination. Whilst the extension as a whole would rise to two storeys in height, I am satisfied that the glazed element would not overly dominate or compete with the existing outriggers, or the appeal property as a whole.

6. The development would be in a secluded position, and views towards it would be limited, particularly from public vantage points. Therefore, drawing all these factors together, I do not consider that it would be so harmful an addition as to warrant the withholding of planning permission. I thus conclude that the proposal would preserve the character and appearance of the surrounding area, and would comply with LLP Policy Q11. It would also comply with the Council's 'Building Alterations and Extensions Supplementary Planning Document (September 2015), whose aim is to seek carefully considered alterations and extensions to existing buildings.

Other Matters

7. I have had regard to the concerns raised by neighbours, including the appearance of the lower ground floor element of the extension. However, I am satisfied that the majority of this part of the proposal would be screened by the garden walls, and so its visual impact would be limited. It would leave the majority of the garden area free of development, and so its proposed projection from the existing building would be acceptable. In terms of privacy, there would be some additional outlook towards neighbouring properties from the proposed glazed infill. However, a degree of overlooking is to be expected within a built up urban area of this kind. The separation distance between the development and the properties on Atherfold Road would be such that satisfactory levels of privacy would be maintained.

Conditions

8. The Council has suggested a number of planning conditions which I have considered against the relevant advice in the PPG. As a result, I have amended some of them for clarity and brevity. For certainty, it is necessary that the development is carried out in accordance with the approved plans. A condition relating to materials is appropriate in the interests of character and appearance. Although it did not appear within the suggested list, the planning officer's report makes reference to the necessity for a condition to restrict any usage of the proposed flat roof by the occupants of the appeal site. I have therefore added a suitably worded condition to this effect, in the interests of safeguarding the living conditions of neighbours.

Conclusion

9. For the reasons above, and taking all other matters into consideration, I conclude that the appeal should be allowed.

Elaine Gray

INSPECTOR

SCHEDULE OF 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: Site Location Plan; 13/000 Rev A; 13/001 Rev A; 13/002 Rev A; 13/003 Rev A; 13/004 Rev A; 13/005 Rev A; 13/006 Rev A; 13/100 Rev A; 13/102 Rev A; 13/103 Rev A; 13/104 Rev A; 13/105 Rev A; 13/106 Rev A.
- 3) All new external finishes and works of making good shall match the existing finishes in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the drawings hereby approved.
- 4) The roof area of the lower ground floor extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.