

Appeal Decision

Site visit made on 24 July 2017

by P Eggleton BSc(Hons) MRTPI

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

Decision date: 2nd August 2017

Appeal Ref: APP/E5330/D/17/3175237

2a Shieldhall Street, Abbey Wood, London SE2 0NA

- 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 V Whittingham against the decision of the Royal Borough of Greenwich Council.
 - The application Ref 16/4134/F, dated 9 December 2016, was refused by notice dated 14 February 2017.
 - The development proposed is a part two storey, part single storey, side extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. This property is an end terrace house that faces Shieldhall Street. Being a corner property, its side elevation faces Abbey Wood Road. Although this elevation does not have the design quality of the frontage, it is set back from the boundary and this significantly reduces its impact on the street scene.
 4. The proposed extension would bring development very close to the side boundary. The substantial mass of the proposed side elevation and its limited design interest would result in the building being extremely prominent. The changes in levels would increase the perceived scale of the works. It would be overly dominant when within the adjacent street and the combination of its scale, position and detailing would detract from the existing character of the immediate area and the existing setting of the dwelling. It would represent poor design within this context.
 5. The development would be contrary to Policies 7.4(B) and 7.6(a & b) of the London Plan 2016; and Policies DH1(i) and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014 which promote high quality design and seek to protect or enhance the character of the area. It would also conflict with the detailed design advice within the Residential Extensions, Basements and Conversions Guidance Supplementary Planning Document 2016. As these policies generally accord with the design aspirations of the *National Planning Policy Framework*, I afford them considerable weight.
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6. Reference has been made to other end terrace properties to the west, in Openshaw Road and Smithies Road, which have had permission to similarly extend so that their side elevation adjoins Blithdale Road, which continues on from Abbey Wood Road. Whilst there are clearly some similarities, I find the set back of the appeal property and other nearby end terraces to result in a different character to this particular part of Abbey Wood Road compared to that of the character of that area of Blithdale Road.
7. Although adjoining the side road, 51 Abbey Wood Road does not have a similar extension. This is also the case with regard to 1 Bostall Lane. The new development at 50 Abbey Wood Road is a large new build block of flats that has been designed to sit within the development site. These properties are not comparable with the proposal before me.
8. I have considered the matters put forward by the appellant, particularly the other extensions previously permitted by the Council. Although I accept that previous decisions relating to the properties to the west have similarities to this proposal, the weight I afford to this matter is not sufficient to outweigh my concerns. I therefore dismiss the appeal.

Peter Eggleton

INSPECTOR