
Appeal Decision

Site visit made on 17 October 2017

by Debbie Moore BSc (HONS) MCD MRTPI PGDip

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

Decision date: 9th November 2017.

Appeal Ref: APP/E5330/W/17/3179452

Land adjacent to 83 Southwood Road, Eltham, London SE9 3QF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
 - The appeal is made by Mr Anthony Cope against Royal Borough of Greenwich Council.
 - The application Ref 17/0794/O, is dated 9 March 2017.
 - The development proposed is described as “the erection of a single dwelling”.
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Decision

1. The appeal is dismissed and planning permission for the erection of a single dwelling is refused.

Preliminary Matters and

2. I have taken the description of development from the appeal form as this is more precise than that given on the application form.
3. The application was made in outline with all matters reserved for subsequent approval. Aside from the site location plan, I have treated the plans submitted with the application as indicative only.
4. The site has a relevant planning history, which I have taken into account. In particular, planning permission was refused in March 2016 for a new dwelling¹ and a subsequent appeal was dismissed in December 2016.²

Main Issue

5. The Council has indicated that it would have refused planning permission as it considers that the development would not complement the cohesive pattern and layout of development in the area.
6. Consequently, I consider the main issue to be the effect of the development on the character and appearance of the area.

Reasons

7. The appeal site comprises a relatively narrow plot adjacent to No 83 Southwood Road. The site is prominently located on the corner with Colyer Close, although due to its orientation it is related visually to Southwood Road. The surrounding area is predominantly residential, characterised by two and

¹ Ref 16/0139/F

² Ref APP/E5330/W/16/3159602

three-storey houses set within spacious plots. No 83 is a substantial semi-detached house, which has architectural features consistent with the Victorian era.

8. The size and shape of the appeal site is inconsistent with the wide and spacious plots along Southwood Road, which are characteristic of the area. The indicative plans show a detached two-storey house with a flat roof, facing Southwood Road and occupying the full width of the plot. This would be completely at odds with the established development pattern in the immediate vicinity.
9. The appellant states that the appeal proposal would be of a smaller scale and height than the previous scheme, and has been specifically designed to respect the design features of the neighbouring buildings. The indicative design shows a rectangular building, with a largely blank front elevation, aside from an off-centre projecting bay window at first floor level. There is little in the proposed design that reflects the steeply pitched roofs, two storey canted-bay windows and gables of the adjoining development. I accept that there is more modern semi-detached housing in the vicinity, and several properties have flat roofed extensions. Nonetheless, the indicative design would not complement the established character of the area.
10. I appreciate that the plans are indicative only, but the constrained size and shape of the plot would limit the form and scale of the development that could be accommodated. The submitted plans do not demonstrate that a two-storey house could be built on the site without detriment to the appearance of the street scene and the character of the wider area.
11. I conclude that the development would have an adverse effect on the character and appearance of the area. Consequently, it would be contrary to Policies H5, H(c) and DH1 Local Plan³ and Policies 3.5, 7.4 and 7.6 of the London Plan 2016 which, in combination, require residential development to be of a high quality design and maintain the character of the area by responding to the established layout and spatial pattern with particular regard to scale and density.
12. For the reasons given above, the appeal is dismissed.

Debbie Moore

Inspector

³ Royal Greenwich Local Plan: Core Strategy with Detailed Policies, 2014