



Appeal Decision

Site visit made on 13 August 2019

By Elizabeth Lawrence BTP MRTPI

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

Decision date: 19 August 2019

Appeal Ref: APP/C5690/D/19/3230260
58 Jevington Way, London SE12 9NQ

- 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 P Farrer against the decision of the Council of the London Borough of Lewisham.
 - The application Ref DC/19/111260, dated 3 March 2019, was refused by notice dated 3 May 2019.
 - The development proposed is described as a proposed loft conversion.
-

Preliminary matter

1. The proposed rear elevation on the submitted drawing shows the proposed dormer extension as having a flat roof and the application form similarly confirms it as having a flat felt roof. Conversely, the proposed side elevations indicate that the roof would be pitched. This appears to be an error, which could be adequately dealt with by condition and so has not affected my ability to determine this appeal.

Decision

2. The appeal is dismissed.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host building and the street scene.

Reasons

4. The appeal site is located in an area that is characterised by traditional two storey semi-detached and terraced houses, predominantly with hipped roofs and projecting front gable features. A number of the dwellings in the locality have flat roofed rear dormer extensions, which have blended into the street scene with varying degrees of success, depending on their size and prominence within the street scene. Whilst some of the dormer extensions are reasonably assimilated into the roofscape, others appear unduly bulky and detract from the host dwelling and the roofscape as a whole. Rather than setting a precedent they highlight the harm that prominent and unduly bulky dormer extensions can have on the character and appearance of individual buildings, the roofscape and the street scene.

5. The appeal dwelling is situated in a prominent position at the end of a terrace of traditional two storey dwellings and adjacent to the junction of Jevington Way and Senlac Road. Senlac Road rises away from the road junction and as a consequence, the first floor rear elevation and roof slope of the appeal dwelling are clearly visible from the street scene. The appeal dwelling has a fully hipped tiled roof and a flat roofed rear extension, which is partially screened from the street scene by a tall close boarded fence.
6. Collectively and amongst other things, Policy 15 of the Lewisham Core Strategy (CS), and Policies 30 and 31 of the Lewisham Development Management Local Plan (Local Plan), require new development to be of a high standard of design and to contribute to local distinctiveness, including roofscapes. It should relate to the character of the area and domestic extensions should be of a high, site specific and sensitive design quality. They should respect the form, setting, period and architectural characteristics of the original building and roof extensions which would have a harmful impact on long public views will not be permitted.
7. The Lewisham Residential Standards - Supplementary Planning Document (SPD) advises that symmetry is an important consideration with roof extensions. Large rear dormers can be acceptable and in general have a limited impact on the street scene, although they do require careful consideration.
8. Consistent with this, the proposed dormer extension would be located on the rear roof-slope of the host dwelling, would be set away from the party wall and would not cover the whole of the rear roof slope. However, it would be close to and clearly visible from the street scene. The proposed dormer extension would cover a significant proportion of the rear roof slope and would sit alongside the hipped roof at the end of the terrace. It would project up to the ridge line and would sit just above the eaves line of the host dwelling. In addition, the proposed windows would be out of alignment with the existing windows on the rear elevation of the dwelling. For these reasons the proposed dormer extension it would fail to respect the host dwelling. It would appear as an unbalanced, top heavy and unduly bulky addition which would harm the character and appearance of the host dwelling and the street scene.
9. This harm would outweigh the benefits for the appellant and their family that would result from the additional accommodation it would provide. It is also not something that could be adequately dealt with by condition.
10. It is acknowledged that on the opposite side of the road junction, the adjacent dwelling has a large dormer extension, which is clearly visible from Senlac Road. This dormer extension is not as deep as the proposed extension and is set up and back from the eaves line of the dwelling. It is partially screened from the street scene by a two storey rear extension with a false pitched roof and set behind a single storey pitched roof extension across the rear elevation of that property. As such, it is not directly comparable to the appeal proposal.
11. For these reasons I conclude that the proposed roof extension would unacceptably harm the character and appearance of the host dwelling and the street scene. It would therefore conflict with policy 15 of the CS, policies 30 and 31 of the Local Plan and the SPD. It would also conflict with the National Planning Policy Framework, which states that new development should be

sympathetic to local character and history, be visually attractive as a result of good architecture and add to the overall quality of the area.

Elizabeth Lawrence

INSPECTOR