



Appeal Decision

Site visit made on 15 October 2019 by Elizabeth Davies BSc (Hons) PIEMA

Decision by Andrew Owen MA BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 November 2019

Appeal Ref: APP/H5960/W/19/3231526
654A Garratt Lane, London SW17 0NP

- 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 S Vertigan against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref 2019/0549, dated 5 February 2019, was refused by notice dated 3 April 2019.
 - The development proposed is a loft extension and roof terrace.
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Decision

1. The appeal is allowed and planning permission is granted for the proposed loft extension and roof terrace at 654a Garratt Lane, London SW17 0NP in accordance with the application, Ref 2019/0549, dated 5 February 2019 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans: Land Registry plan TGL91267, 18195/10, 18195/11, 18195/12, 18195/13, 18195/14 and 18195/15.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural matter

3. Although the proposal includes a loft extension, both parties agree that this aspect already has planning permission. As such I have focussed my consideration on the roof terrace.

Main Issue

4. The main issues in the appeal are:

- The effect of the development on the character and appearance of the terrace and surrounding area; and
- The effect of the development on the living conditions of the occupiers of neighbouring properties with regard to privacy.

Reasons for the Recommendation

Character and Appearance

5. The appeal property is located on Garratt Lane, in the middle of a short terrace of two storey properties, close to the junction with Summerstown. The properties in the terrace feature a mix of ground floor commercial uses, with residential accommodation above, with some properties wholly in residential use. The appeal property comprises a first floor flat, with the ground floor (654 Garratt Lane) also in residential use.
6. The appeal property, and other first floor flats in the terrace, are accessed by a narrow pedestrian path at the rear of the properties. A high wall and railings separate the path and properties from a car workshop and yard to the rear.
7. The roof terrace would be formed by building up an existing parapet wall in matching brickwork, by around 1 metre. As the appearance of the back of the terrace is fairly uniform with none of the other properties in the terrace featuring roof extensions or roof terraces, the development would inevitably result in a change to the character and appearance of the rear of the terrace. However, I do not consider the modest increase in the height of the parapet wall will be an overly bulky or a dominating addition to the rear of the property and terrace.
8. Moreover, views of the rear of the terrace are primarily only available from the car workshop and other light industrial uses behind the appeal property. A side view of the back of the terrace is available from Summerstown when standing opposite the end of the terrace, but the curve of the terrace and the fact that the appeal property is located mid-terrace limits views. No other public views are available. Given the limited views of the rear of the appeal property, I do not consider the proposal will result in unacceptable harm to the character and appearance of the terrace or the surrounding area.
9. As such, the proposed development would accord with Policy DMS1 of the Wandsworth Local Plan Development Management Policies Document (2016) (the 'Local Plan') which seeks, amongst other things, to ensure that the scale, massing and appearance of developments contribute positively to local spatial character.

Living Conditions

10. The proposed roof terrace would be located at a higher level than the windows of neighbouring properties. The main views from the roof terrace would be above the windows and out towards the car workshop and yard, rather than downwards towards them, and despite the curve in the terrace any such views would be at an acute angle. There are no other terraces or gardens to the rear of the terrace of properties that would be overlooked. Even if the proposed planting did fail, I do not consider a harmful overlooking effect would occur. In this context, the proposal would not have an unacceptable effect on the privacy of occupiers of neighbouring properties.

11. The proposed development would therefore accord with Local Plan Policy DMS1 and DMH5 which seek to, amongst other things, to ensure development does not harm the amenity of occupiers of nearby properties with regard to unsatisfactory privacy and is well designed.

Other matters

12. The Council do not object to the loft extension part of the proposal and I have no reason to consider otherwise.

Conditions

13. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I have included a condition requiring the external materials to match the existing building to protect the character and appearance of the area.

Conclusion and Recommendation

14. For the above reasons, and having had regard to all other matters raised, I recommend that the appeal is allowed.

Elizabeth Davies

APPEAL PLANNING OFFICER

Inspector's Decision

15. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Andrew Owen

INSPECTOR