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## Appeal Decision

Site visit made on 15 December 2020

**by A.Graham BA(hons) MAued IHBC**

**an Inspector appointed by the Secretary of State**

**Decision date: 01/03/2021**

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**Appeal Ref: APP/E5330/D/20/3252758**

**20 Lakeside Avenue, Thamesmead, London SE28 8RU**

- 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 Odunze against the decision of Royal Borough of Greenwich Council.
  - The application Ref 20/0073/HD, dated 9 January 2020, was refused by notice dated 30 March 2020.
  - The development proposed is for garage conversion to habitable room and a 3m single storey rear extension.
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### Decision

1. The appeal is allowed and planning permission is granted for garage conversion to habitable room and a 3m single storey rear extension at 20 Lakeside Avenue, Thamesmead, London in accordance with the terms of the application, Ref 20/0073/HD, dated 9 January 2020, 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 development hereby permitted shall be carried out in accordance with the following approved plans: 04A, 05A and 06A (dated October 2019).
  - 3) 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.

### Main Issues

2. The main issue is the impact of the proposals upon the character and appearance of the area.

### Reasons

3. The appeal property is a semi detached house within a wider estate of similar properties. Most houses are of red brick and pale render and the appeal property shares a front rendered gable feature with its neighbour. Most properties also contain front porch extensions and some architectural decoration in the form of diamond motifs and brick string courses.
4. Lakeside Avenue is a relatively attractive residential street mainly due to the established landscaping to the central area of the road with trees. Most

properties are semi detached or link attached where garages sometimes provide the linking elements between houses. In these locations the garages have a visual function in providing continuity to the streetscene but appearing deliberately subservient to the main dwellings.

5. The appeal property, by contrast, is located at the end of the row of houses on Lakeside Avenue and is adjacent to a block of three storey townhouses that are sited at right angles to the appeal site. Moreover, the garage of the appeal site is located on a driveway at the side of the property.
6. As a result the existing garage is set well back from the street frontage and enclosed on two sides by the existing house and by the high wall that encloses the rear gardens of the adjacent townhouses. I do not consider therefore that the garage is either particularly noticeable, or that it provides the linking function as some other garages do within the wider estate.
7. Due primarily therefore to its particular location and set back, the contribution of the garage door to the overall character and appearance of the streetscene is extremely limited. I therefore consider that the proposal will not cause any harm to the character of the area and that the replacement of the garage door with a window could be considered a positive benefit in this particular location.
8. I also consider that the proposed extension to the rear of the property will be of such a modest scale and design as to be complimentary to the character of the area and the appeal site itself.

### **Conclusion**

9. I conclude that the proposed garage conversion would not unduly harm the character and appearance of the area, subject to conditions requiring matching materials in the interests of appearance and the specification of plans in the interests of certainty. I therefore conclude that there will be no significant adverse impact upon the character and appearance of the area and as such no conflict with The London Plan or policies DH(a) or DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).
10. For the reasons given above, and taking account of all material planning considerations, I conclude that the appeal should be allowed.

*A Graham*

INSPECTOR