
Appeal Decision

Site visit made on 15 July 2021

by David Fitzsimon MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 September 2021

Appeal Ref: APP/E5330/D/21/3272431

83 Fairoak Drive, Eltham SE9 2QQ

- 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 & Mrs Perry against the decision of the Council of the Royal Borough of Greenwich.
 - The application Ref 20/3134/HD, dated 13 October 2020, was refused by notice dated 8 January 2021.
 - The development proposed is a first floor rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor rear extension at 83 Fairoak Drive, Eltham SE9 2QQ in accordance with the terms of the application, Ref 20/3134/HD, dated 13 October 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plan Ref. TGA.0372 02.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those of the existing dwelling.

Main Issue

2. The main issue in this case is the effect of the proposed extension on the character and appearance of the host dwelling and the local area.

Reasons

3. The appeal relates to a detached house which sits within a residential street that is home to dwellings of a range of sizes and designs. The proposal seeks to add a first floor above an existing single storey flat roofed extension which spans roughly three quarters of the width of the rear elevation of the main dwelling and projects 3.4 metres or thereabouts.
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4. The existing dwelling is of a substantial size. It already has a hip and crown roof running from front to back covering an existing two storey side section which has a lower overall height than the ridge of the main body of the dwelling. The proposed extension would extend this hip and crown roof, wrapping around the majority of the rear elevation, covering the existing single storey rear extension.
5. When seen in the context of the overall scale, form and design of existing dwelling, building above the existing single storey in the manner proposed, continuing the existing crown roof, would not be disproportionate and nor would it be out of keeping. To this end, I am satisfied that the proposed extension would not harm the character and appearance of the host dwelling or that of the local area which as I have explained, is home to a variety of house types.

Other matters

6. I am mindful that concerns have been raised by a third party that the proposed extension would cause additional overlooking. However, given the position and scale of the proposed extension, I agree with the Council that it would not result in a materially more harmful level of overlooking than the current situation.

Overall Conclusion

7. For the above reasons, I conclude that the proposed first floor rear extension would not harm the character and appearance of the host dwelling and the local area. In such terms, I find no conflict with the design related policies of the most up to date version of The London Plan (policies D3 and D4), which effectively echo the key design principles outlined within policies 7.4 and 7.6 of The London Plan 2016, policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies or the aims of the Council's Supplementary Planning Document titled '*Residential Extensions, Basements and Conversions Guidance*'; all of which promote high quality design that is appropriate to its context.

Conditions

8. In addition to the standard conditions which limit the lifespan of the planning permission and direct that the development takes place in accordance with the approved plans, the Council has suggested a condition to ensure the external finishing materials of the extension match those of the host dwelling. I agree that such a condition is necessary in order to ensure a visually acceptable development. In allowing the appeal, I shall impose these conditions.

David Fitzsimon

INSPECTOR