



Appeal Decision

Site visit made on 14 September 2021

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 September 2021.

Appeal Ref: APP/C5690/D/21/3273697

44 Wingrove Road, London, SE6 1QE

- 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 David Okoro against the decision of the Council of the London Borough of Lewisham.
 - The application Ref DC/21/120182, dated 27 January 2021, was refused by notice dated 22 March 2021.
 - The development proposed is a double storey side and rear extension and single storey rear extension.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of the development proposed is taken from the application form. The decision notice refers to the development proposed as "Construction of a two storey side extension and part one/two storey rear extension at 44 Wingrove Road, SE6 including the rendering of all elevations."
3. A previous application¹ for a similar form of development to that the subject of this appeal was refused in December 2020. The proposal the subject of this appeal differs from that previous proposal in a number of ways, including an increased set back from the front elevation at first floor level and a slightly increased set down from the main roof ridge.

Main Issues

4. The main issues in this case are the effect of the proposed development on the character and appearance of the area; and its effect on the living conditions of the occupiers of Number 42 Wingrove Road, with regards to outlook.

Reasons

Character and Appearance

5. The appeal property is a two storey dwelling with a single storey side extension and a single storey outbuilding to the rear. It is located at the end of a short row of four terraced houses.

¹ Reference: DC/20/119066.

6. The appeal property is located in a predominantly residential area. The area is largely characterised by the presence of brick and tile two storey terraced housing and brick and tile three storey blocks of flats, set back from the road behind short grass frontages, gardens and/or parking areas. Whilst the blocks of flats have parking courts to the rear, the terraced houses tend to have rear gardens.
7. Along with the set-back of the houses, the presence of grass frontages and gardens provide the area with a sense of greenery and spaciousness. Further, the common use of brick and tile materials provide Wingrove Road with a degree of uniformity. To the front, the terrace within which the appeal property sits maintains much of its original form and as such, it makes a significant contribution to the area's uniform qualities.
8. The proposed side extension would extend to the appeal property's side boundary at two storey height and would only be set down slightly from the main roof ridge. This would, I find, result in the proposed extension appearing to dominate the host property, rather than appear subservient to it.
9. Further to the above, the proposed development would project well to the rear. This, together with its considerable height, depth and first floor element would combine to create a development that would appear to overwhelm the host property, as an overly large addition. Further, it would dominate the rear garden area and together with the existing outbuilding would, I find, result in an excessive form of development, out of character with the more green and spacious qualities of its surroundings.
10. Taking the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to London Plan (2021) Policy D1; to Core Strategy² Policy 15; to Development Management Local Plan³ policies DM30 and DM31; and to the Council's Alterations and Extensions Supplementary Planning Document (2019), which together amongst other things, seek to protect local character.

Living Conditions

11. The proposed ground floor extension would project to the rear in very close proximity to the shared boundary with Number 42 Wingrove Road. It would extend into the garden for a considerable distance and it would do so at a height that would reach well above the existing tall fence between the two properties.
12. I find that this, due to the proposed rear extension's height, scale and immediate proximity, would result in it appearing to "loom" over the area to the rear of the neighbouring dwelling in a visually intrusive manner. The harmful impacts of this would be exacerbated as a result of the two storey element of the proposal, which would only be a short distance from this shared boundary, appearing above the ground floor element and combining with it to result in an overbearing sense of enclosure to the rear of No 42.

² Lewisham Local Development Framework Core Strategy Development Plan Document (2011).

³ Lewisham Local Development Framework Development Management Local Plan (2014).

13. Taking the above into account, I find that the proposed development would harm the living conditions of the neighbouring occupiers of No 42 Wingrove Road, with regards to outlook, contrary to the National Planning Policy Framework; to Core Strategy⁴ Policy 15; to Development Management Local Plan⁵ policies DM30 and DM31; and to the Council's Alterations and Extensions Supplementary Planning Document (2019), which together amongst other things, seek to protect residential amenity.

Conclusion

14. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

⁴ Lewisham Local Development Framework Core Strategy Development Plan Document (2011).

⁵ Lewisham Local Development Framework Development Management Local Plan (2014).
