



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/E5330/D/21/3275799

58 Meadowcroft Road, Blackheath, London, SE3 9DY

- 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 Reynolds and Hadeef against the decision of the Council of the Royal Borough of Greenwich.
 - The application Ref 21/0197/HD, dated 18 January 2021, was refused by notice dated 15 March 2021.
 - The development proposed is a two storey side extension and front entrance porch.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on character and appearance.

Reasons

3. The appeal property is a two storey semi detached dwelling with a small single storey side extension, located in a residential area.
 4. The appeal property sits within a residential cul-de-sac characterised by the presence of detached and semi detached two storey dwellings set back from the road behind short gardens and/or parking areas, with longer gardens to the rear.
 5. Along with the set-back of the houses, the presence of gardens and trees provide for a sense of spaciousness. Further, the presence of similar design features, including modest original porchways set back behind bay features and similar materials, including white render and tiling, affords this part of Meadowcroft Road a distinctive and attractive sense of uniformity.
 6. During my site visit, I observed that many dwellings along Meadowcroft Road have been altered and/or extended and that such changes tend to appear in keeping with host properties and the area's shared characteristics.
 7. The proposed development would introduce a large two storey side extension. The addition would extend to a width considerably greater than half of the width of the original property and would be set forward of the original entrance door at ground floor level. I find that this would result in an unduly dominant form
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development of such scale and prominence that it would fail to appear subservient to the host property.

8. In addition to the above, the proposal would introduce a large porch that would project well forward of the property's original bay. As such, it would appear as a visually intrusive addition, out of character with the identified attributes of the area. It would also add to the overall scale of the proposal, which I find, would draw attention to itself as a visually overwhelming addition and detract from the area's spacious qualities.
9. Whilst I note that there are other extended dwellings in the area, none appear to have been extended in the same way as the proposal the subject of this appeal. Notwithstanding this, I have found that the proposal would result in harm to local character, leading to the decision below.
10. Taking all of 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 D3; to Local Plan¹ policies DH1 and DH(a); and to the Council's Housing Design Supplementary Planning Document: Residential Extensions, Basements and Conversions Guidance (2018), which together amongst other things, seek to protect local character.

Conclusion

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

N McGurk

INSPECTOR

¹ Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).