

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/21/3274897

17 Liphook Crescent, London, SE23 3BN

- 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 Feldmann against the decision of the Council of the London Borough of Lewisham.
 - The application Ref DC/21/120532, dated 22 February 2021, was refused by notice dated 7 April 2021.
 - The development proposed is demolition of the existing roof and conservatory and the construction of a first floor extension with associated works, elevational alterations and the construction of a boundary fence to the side.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. A previous application¹ for a similar form of development was refused in 2020.

Main Issue

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

Reasons

4. The appeal property is a detached bungalow constructed of brick, with a tiled roof.
5. The appeal property is located in a residential area. Much of the character of the area derives from the presence of detached one and two storey dwellings set within spacious garden plots. Houses tend to be set well back from the road, behind front gardens and parking areas, and have longer gardens to the rear.
6. Occasional street trees combine with the set-back of the houses and garden setting to provide for a distinct sense of greenery and spaciousness. Further, the presence of regular bay features, hipped roofs, tall brick chimneys and the common use of brick, tile and render materials all work together to provide this part of Liphook Crescent with a distinctive and attractive sense of uniformity.

¹ Reference: DC/20/116061.

7. I noted during my site visit that, whilst many dwellings in the area have been altered and or extended, such changes tend to appear in keeping with the overall character of host properties and the surrounding area.
8. During my site visit, I also observed that the low height, hipped roofs, tall brick chimney, brick and tile materials and spacious garden plot of the appeal property combine to make a significant positive contribution to the identified attributes of the area.
9. The proposed development would introduce a new first floor, with a clerestory roof that would overhang the ground floor. I find that the roof profile, overhang and elevational design would result in the development appearing as an incongruous feature, out of keeping with its surroundings. Further, the scale, height and prominent position of the development would combine with this to radically alter and unduly dominate, rather than respect, the appearance of the host property.
10. Further, the harmful impact of this would be exacerbated as a result of the proposed first floor and roof materials, whereby the timber cladding, artificial slate tiles and aluminium windows proposed would fail to appear in harmony with materials more common to neighbouring properties.
11. As a consequence of the above, I consider that the proposed development would result in visual discordance, to the detriment local character.
12. Whilst I recognise that the proposal would result in energy efficiency and sustainability improvements, these do not amount to such benefits that outweigh the significant harm identified.
13. 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 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.

Conclusion

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

N McGurk

INSPECTOR

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

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