



Appeal Decision

Site visit made on 29 September 2021

by Julie Dale Clark BA(Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2021.

Appeal Ref: APP/E5330/D/21/3276816

53 Archery Road, Eltham SE9 1HF

- 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 Mrs K Davis against the decision of the Council of the Royal Borough of Greenwich.
 - The application Ref 21/0318/HD, dated 22 January 2021, was refused by notice dated 23 March 2021.
 - The development proposed is single storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the extension on the living conditions of the occupiers of the adjacent property, No 55 Archery Road.

Reasons

3. The appeal site is a semi-detached house and each half is designed with an original rear projection on the outer sides of the pair. The proposed extension would add onto this projection and also add onto the main wall of the house, adjacent to No 55. The L shaped extension would run across almost the full width of the house. The orientation of the houses is such that they benefit from full sun on their rear elevations and outdoor amenity space.
4. Local Plan¹ Policy Local Plan Policy DH(b) seeks to protect the amenity of adjacent occupiers and the Councils SPD for residential extensions² adds further advice. The SPD indicates that extensions should not normally project by more than 3.6 metres and the appellant clarifies that the proposed extension would meet this criterion.
5. Whilst the extension would satisfy the SPD in this respect, it clearly would have an adverse effect on No 55. In particular, the orientation of the properties would mean that the proposed extension would result in the loss of sunlight and daylight to No 55. Furthermore, the extension would have the effect of enclosing the rear amenity area to No 55, caused in part by the proposed

¹ Royal Borough of Greenwich - Royal Greenwich Local Plan Core Strategy with Detailed Policies, Adopted 30 July 2014.

² Royal Borough of Greenwich - Royal Borough of Greenwich Supplementary Planning Document Residential Extensions, Basements and Conversions Guidance, December 2018 (SPD).

extension and also by No 55's own rear, original projection. In this respect the proposal would conflict with the SPD.

6. I have considered all matters raised but none alter my conclusion. I conclude that the proposed extension would have a harmful effect on the living conditions of the occupiers of the adjacent property, No 55 Archery Road. It would conflict with Local Plan Policy DH(b) and the SPD. The appeal therefore fails.

J D Clark

INSPECTOR