



Appeal Decision

Site visit made on 21 September 2021

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 October 2021

Appeal Ref: APP/E5330/D/21/3276121

53 Bournbrook Road, Kidbrooke, London, SE3 8LL

- 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 Mark Chart against the decision of the Council of The Royal Borough of Greenwich.
 - The application 21/0272/HD, dated 4 January 2021, was refused by notice dated 29 April 2021.
 - The development proposed is a two storey side extension, installation of 4 rooflights (1 to the front, 2 to the rear and 1 to the side) and other external alterations.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension, installation of 4 rooflights (1 to the front, 2 to the rear and 1 to the side) and other external alterations at 53 Bournbrook Road, Kidbrooke, London, SE3 8LL in accordance with the terms of the application Ref 321/02727/HD, dated 4 January 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: D01 (Rev J), D02 (Rev J), D03 (Rev J), D04 (Rev J), D05 (Rev J), D06 (Rev J), D07 (Rev J), D08 (Rev J) & D09 (Rev J).

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding residential area.

Reasons

3. The proposed side extension would be set back from the main building line of the house, with the ridge height set down from the existing ridge line. The width of the extension would be proportionate to the width and massing of No. 53 and its neighbor; it would not be out of scale with the host property. These matters make the proposal subordinate in appearance to the house and the neighboring buildings.
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4. The appeal property has a sense of spaciousness due to the large open area to the side, which consists of the existing side garden but principally the large space between the house and Crossbrook Road. That substantial area of open space would remain unaltered as a result of the proposal and a good, spacious character to the area and the setting of the house would remain. The proposed extension would be largely viewed against the backdrop of the houses to the north on Crossbrook Road.
5. I saw at my site visit that extensions have evidently taken place to the side of houses in close vicinity to the appeal site, including at Nos 45, 43 and 37 Bournbrook Road and at No. 63 Appleton Road. I am not aware of the circumstances behind the grant of permission for any of these extensions, and some have been carried out more sensitively than others in terms of detailed design, but the essential matter in my view is that none of these have had an adverse impact on the wider spacious character of the area: they demonstrate to me that a side extension of the (suitable) design proposed in this appeal can be satisfactorily accommodated.
6. The size, depth and position of the extension would not impact upon the outlook of adjoining neighbors. There are currently rear windows to No 53 that look towards adjoining properties and the proposal would not lead to any material increase in overlooking.
7. On the main issue it is therefore concluded that the proposal would not be harmful to the character and appearance of the area and hence consistent with the relevant policies of the development plan that seek to ensure residential extensions are of a scale and design appropriate to the area, namely Policy D3 of the London Plan (2021), and Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).
8. The appeal is therefore allowed. I have attached a condition relating to materials to ensure a satisfactory appearance to the development and a condition specifying the approved plans is attached in the interest of precision.

C J Leigh

INSPECTOR