



Appeal Decision

Site visit made on 8 December 2021

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 January 2022

Appeal Ref: APP/C5690/D/21/3280488

83 Sydenham Park Road, London, SE26 4DH

- 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 M Neve against the decision of the Council of the London Borough of Lewisham.
 - The application Ref DC/21/120505, dated 19 February 2021, was refused by notice dated 17 May 2021.
 - The development proposed is a first floor extension, projecting out 3.5m from rear wall.
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Decision

1. The appeal is dismissed.

Reasons

2. The main issue in this appeal is the effect of the proposed development on the living conditions of adjoining occupiers.
 3. The appeal site lies in a residential area where there are two storey house houses to the north and three storey flats to the south. The existing property is relatively narrow and deep on its plot, which would lead to the proposed extension being set well back from the road and having little visibility from public views. In those views that are possible, the addition would appear in proportion to the house and not out of place with the mixed character of the area.
 4. However, the proposals would add a considerable mass of building at the first floor of the property, on top of the existing single storey projection to the house. The depth and height of this addition – which is shown on the submitted drawings to be directly on the boundary with the adjoining neighbour – would be very overbearing to that neighbour.
 5. The extension would lie to the south of the windows in the rear elevation of the neighbouring property and to the garden area of that house. There is limited objective evidence on the effect of levels of light to the neighbour. From my observations on the site and assessment of the submitted drawings it is my judgement that the scale of the extension would materially affect the levels of daylight reached to the neighbour, and also impact upon the degree of sunlight reached and enjoyed at that property.
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6. I acknowledge that there was no objection to the proposed development from the neighbouring occupiers. However, I must consider the proposals with regard to the longer term objective of seeking good quality development that does not adversely affect the stock of housing in the Borough. For this reason I also consider the dis-benefits of the scheme outweigh the appellant's desire to extend their house.
7. It is therefore concluded that the proposed development would be harmful to the living conditions of adjoining occupiers and so conflict with Policy 15 of the Lewisham Core Strategy 2011, DM Policy 31 of the Lewisham Development Management Plan 2014 and the Lewisham Alterations and Extensions Supplementary Planning Document 2019, whose objectives include seeking to ensure new development responds to the local context and does not harm residential amenity. The appeal is therefore dismissed.

C J Leigh

INSPECTOR