
Appeal Decision

Site visit made on 15 December 2021

by Andre Pinto BA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th January 2022

Appeal Ref: APP/E5330/D/21/3277737

2 West Hallowes, Eltham SE9 4EX

- 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 Gohill against the decision of Royal Borough of Greenwich Council.
 - The application Ref 21/0657/F, dated 19 February 2021, was refused by notice dated 19 April 2021.
 - The development proposed is demolition of existing garage and conservatory and construction of a part single/part double storey side and rear wrap around extension. Provision of new raised platform to rear. Replacement of first floor window. New front entrance and other associated external alterations.
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Decision

1. The appeal is refused.

Preliminary Matters

2. I have adopted the description of the development included in the Council's Decision Notice as agreed between the Appellant and the Council.

Main Issue

3. The main issue is the effect of the proposed development on the host property and on the character and appearance of the area.

Reasons

4. The appeal site is located in a residential area, on a corner plot at the end of road, close to the intersection with the A20 (Sidcup Road). It consists of a semi-detached red brick two-storey residential dwelling, with a render and timber 'mock-Tudor' finish to the first floor, similar in design and appearance to 4 West Hallowes.
5. Although the appeal site is paired with 4 West Hallowes and both properties still share a significant amount of architectural characteristics, alterations have been made to the original design resulting in a loss of symmetry between both properties. Nevertheless, this loss of symmetry appears to be limited to the ground floor as both properties, in greater part on the first floor, still reflect the original design when viewed from public land.
6. The present proposal is for the demolition of the existing garage and conservatory and construction of a part single/part double storey side and rear wrap around extension.

7. Although the two-storey element of the proposal would be set back and to the side and rear of the existing dwelling, it would still be clearly visible from the main access road, adding substantial height and bulk to the front elevation of the dwelling. Consequently, the proposal would significantly alter the external appearance of the existing dwelling, further eroding the character and appearance of the host property.
8. Considering the dominant location of the appeal site, on a corner plot and facing onto an open space, these changes would appear particularly prominent and incongruous when viewed in the context of neighbouring properties, particularly 4 West Hallows, causing further imbalance to the pair, which would be harmful to the general street scene.
9. Therefore the proposed development would harm the character and appearance of the area and be contrary to Policy DH3 of The London Plan (2021) Policies DH(a) and DH1 of the Royal Greenwich Local Plan: Core Strategy with detailed Policies (2014) and the Residential Extensions, Basements and Conversions Guidance SPD (2018) which seek to ensure high quality design.

Other Matters

10. The Appellant has drawn my attention, in its Planning Appeal Statement (2021), to other dwellings along West Hallows where two storey side extensions have been built and are visible from the main access road and from public land. However, I do not have the full details of the nature of the proposal or the circumstances and material considerations that were relevant to its determination. Consequently, I cannot be sure that these are wholly representative of the circumstances in this appeal and, in any case, I must determine this appeal on its own merits.

Conclusion

11. For the reasons given above, I conclude that the appeal should be dismissed.

Andre Pinto

INSPECTOR