

# Appeal Decision

Site visit made on 10 December 2021

**by R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL**

**an Inspector appointed by the Secretary of State**

**Decision date: 28<sup>th</sup> January 2022**

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## **Appeal Reference: APP/E5330/D/21/3279104**

### **Land at 53 Greenvale Road, Eltham, London SE9 1PB**

- 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 T and Ms J Hobbs Bojarski against the decision of the Royal Borough of Greenwich Council.
  - The application (reference 21/0751/HD, dated 27 February 2021) was refused by notice dated 26 April 2021.
  - The development proposed is described in the application form as a “ground floor rear extension”.
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## **Decision**

1. The appeal is allowed and planning permission is granted for a “ground floor rear extension”, at number 53 Greenvale Road, Eltham, London SE9 1PB, in accordance with the terms of the application (reference 21/0751/HD, dated 27 February 2021), subject to the conditions set out in the attached Schedule of Conditions.

## **Main issues**

2. The main issue to be determined in this appeal is the effect of the proposed development on the character and appearance of the host building and its surroundings.

## **Reasons**

3. The appeal site lies within a relatively densely developed and predominantly residential part of Eltham. Greenvale road itself has terraces of houses along both frontages, with shallow front gardens that are frequently used for car parking. This creates a closely built up streetscene, although the back garden areas are relatively deep by modern standards.
4. Number 53 Greenvale Road is a mid-terrace house, located on the north side of the road, with a good garden. At the rear of the property, there is a modest outshot, containing a small shower room and kitchen, but at the time of the site visit, the building was being refurbished and a conservatory that is shown on the submitted plans has been cleared away. The space that has been created is thus located between the older outshot on the appeal site and rear extensions to properties on either side.

5. It is now proposed to construct a rear extension at the appeal site that would incorporate the area of the existing outshot but extending beyond it into the back garden.
6. The 'National Planning Policy Framework' (which was revised in July 2021) emphasises the aim of "achieving well designed places" in the broadest sense (notably at Section 12), while making effective use of land and encouraging economic activity. It is aimed at achieving good design standards generally, which includes protecting existing residential amenities and providing good standards of accommodation.
7. 'The London Plan' (dated March 2021) likewise seeks to encourage high standards of design, notably at Policies D3 and D4, which also focus on making the best use of urban land.
8. Policies in the 'Royal Greenwich Local Plan: Core Strategy with Detailed Policies' (July 2014) also lay a specific emphasis on the need for good design. Policy DH1 deals with design considerations in broad terms and Policy DH(a) is specifically concerned with residential extensions, although it includes broad criteria rather than detailed dimensional rules.
9. The 'Royal Borough of Greenwich Supplementary Planning Document Residential Extensions, Basements and Conversions Guidance' (dated December 2018) does contain more detailed criteria for rear extensions but such guidance does not carry the same weight as Policies in the Development Plan and is not to be treated as a rigid set of rules.
10. The style and detailing of the proposed extension would not be discordant in relation to the existing building and, although an additional volume would be created, it would not be overly dominant or incongruous in relation to the host building. Nor would the single storey extension have a significant visual impact on its surroundings, either as viewed from nearby gardens or from the wider surroundings.
11. It is also noted that the proposed extension would not cause undue harm to the residential amenities of close neighbours, bearing in mind the existing layout at the rear of these properties, even though it would extend beyond the line of existing rear extensions.
12. Evidently, the appeal site lies within an established urban area, which is "sustainable" in planning terms, and the proposed extension would be a useful addition to the accommodation at number 53 Greenvale Road. I have concluded that the project would not materially harm the character or appearance of the host building or its surroundings and that it would not conflict with the Development Plan.
13. In short, I am persuaded that the scheme before me can properly be permitted and, although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.
14. I have, however, also considered the need for conditions and, in imposing conditions, I have taken account of the conditions suggested by the Council in the usual way (without prejudice to their main arguments in the appeal). I

have concluded that conditions are necessary, to define the planning permission and to ensure that quality is maintained.

*Roger C Shrimplin*

INSPECTOR

### **SCHEDULE OF CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
  - unnumbered drawing (Existing Ground and First Floor Plans);
  - drawing number 2 (Existing Elevations);
  - drawing number 3 (Conceptual Ground Floor Plan);
  - drawing number 4 (Proposed Section in Part and Rear Elevation);
  - drawing number 5 (Proposed Section);
  - drawing number 6 (Proposed Profile of East Elevation);
  - drawing number 7 (Proposed Ground Floor Plan, Elevations and Profiles);
  - drawing number 8 (Site Location Plan);
  - drawing number 9 (Block/Site Plan);
  - drawing number 10 (Photographic Images).
3. 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.