



Appeal Decision

Site visit made on 19 April 2022

by Martin H Seddon BSc MPhil DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16TH May 2022

Appeal Ref: APP/E5330/D/22/3290848

32 Saunders Road, Plumstead, London SE18 1NU

- 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 Samuel Mbua against the decision of the Council of the Royal London Borough of Greenwich.
 - The application Ref: 21/3393/HD, dated 18 September 2021, was refused by notice dated 24 November 2021.
 - The development proposed is mansard loft conversion, elevation alterations and all associated works.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the building and streetscene.

Reasons

3. No.32 Saunders Road is a two-storey detached dwelling located in a residential area. It has a hipped roof and a two-storey rear outrigger. The mansard roof would cover the main part of the building. It would have two small dormer windows to the front and rear elevations of the roof.
4. The proposed mansard roof would use appropriate external materials, and there are other examples of dormer windows in Saunders Road. However, its bulk, scale and form would fail to complement the design of the original building. Buildings on the same side of Saunders Road have generally retained their original roof forms. The proposed mansard roof would be out of character and would appear as a prominent and visually discordant addition.
5. I find that the proposal would have a significant harmful effect on the character and appearance of the building and the street scene. It would therefore conflict with policy D3 of the London Plan regarding a design led approach. It would also conflict with policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies, and with the Residential Extensions, Basements and Conversions Guidance supplementary planning document which concern design and the need for residential extensions to respect the scale and character of the host building, the street scene and surrounding area.

6. The appellant has referred to other roof alterations in Saunders Road and Purrett Road. However, these do not involve mansard roof forms and their existence is insufficient reason to justify allowing the appeal before me.

Conclusion

7. I acknowledge that the appellant wishes to provide extra office and family entertainment space. The proposal would make more effective use of the site and its potential, in accordance with the National Planning Policy Framework. However, I consider that the claimed benefits would be outweighed by the harm from the proposal and by the conflict with development plan policies. I have taken all other matters raised into account but conclude that the appeal should be dismissed.

Martin H Seddon

INSPECTOR