



Appeal Decision

Site visit made on 22 July 2022

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18TH August 2022

Appeal Ref: APP/E5330/D/22/3294327

90 Earlshall Road, Eltham, London SE9 1PR

- 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 & Mrs M & B Jeschelnik against the decision of the Council of the London Borough of Greenwich.
 - The application Ref 21/4000/HD, dated 8 November 2021, was refused by notice dated 21 January 2022.
 - The development proposed is described as a "single storey rear extension within the full width of the rear house with pitched roof and rooflights above".
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effects of the proposals on:
 - (i) the character and appearance of the surrounding area, and
 - (ii) the living conditions of the occupiers of 92 Earlshall Road, with particular regard to outlook and natural light.

Reasons

Character and Appearance

3. The appeal property is a 2-storey end-of-terrace house with a hipped roof and a modest single-storey extension to the rear. It is situated in a residential street comprising terraced housing of similar age and appearance. Whilst many of the houses to either side of the appeal property include rear additions, these are generally modest in size and subordinate to the houses to which they are attached.
4. The proposal would comprise the erection of a full-width, single-storey, rear extension with a pitched roof, a rear-facing gable and a largely glazed rear elevation. This would be roughly two-thirds of the footprint of the host property and extend further into the garden than nearby additions. This, combined with its height and form, would result in an addition that would be overly prominent in the context of its surroundings.
5. Due to the combined effect of its footprint, height and form I conclude that the proposal would have an unacceptable effect on the character and appearance

of the surrounding area. It therefore fails to comply with Policies DH(a) and DH1 of the Royal Greenwich Local Plan Core Strategy with Detailed Policies (2014) (RGLP) which, among other matters, require development to be of a high quality of design, limited to a scale and design appropriate to the locality. The proposal is also contrary to the aims of Policy D3 of the London Plan (2021) and the guidance in the Council's Residential Extensions, Basements and Conversions Guidance Supplementary Planning Document (2018) (SPD).

Living Conditions

6. The proposal would result in the formation of a substantial wall on the boundary shared with the attached next door house, 92 Earlshall Road. This neighbouring property includes a window and glazed door close to the boundary together with a hard surfaced amenity area. Due to its height and rear protrusion the flank wall would significantly reduce natural light reaching, and outlook from, the windows and outdoor space immediately to the rear of No. 92.
7. For this reason I conclude that the proposal would have an unacceptable effect on the living conditions of the occupiers of No. 92. It therefore fails to comply with RGLP Policy DH(b) and the aims of the SPD, both of which seek to protect the amenity of adjacent occupiers.

Conclusion

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR