



Appeal Decision

Site visit made on 14 October 2022

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 November 2022.

Appeal Ref: APP/E5330/D/22/3294653
56 Sunset Road, London SE28 8RS

- 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 Magnus Amasiatu against the decision of the Council of the London Borough of Greenwich.
 - The application Ref 21/3881/HD, dated 25 October 2021, was refused by notice dated 4 January 2022.
 - The development proposed is a loft conversion together with the installation of a rear dormer.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the surrounding area.

Reasons

3. The appeal property is a predominately 2-storey terraced house. It is situated within a residential estate constructed in the 1990s. Consequently, the area retains a high level of visual unity, a matter to which I attach significant weight.
4. The proposal would comprise the erection of a flat-roofed box dormer within the rear roof slope of the main roof. This element would be set below ridge level and set away from the sides and eaves of the roof. However, it would occupy a substantial proportion of the roof and consequentially would be an overly prominent, overbearing and incongruous element, particularly in this location where there are very few dormers. Due to its siting and bulk, I therefore conclude that the proposal would have an unacceptable effect on the character and appearance of the host property and the surrounding area.
5. For these reasons the proposal fails to comply with Policies DH(a) and DH1 of the Royal Greenwich Local Plan Core Strategy with Detailed Policies (2014) which, among other matters, require a high quality of design, limited to a scale and design appropriate to the locality. There is also conflict with 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).

6. The appellant has referred to planning approvals for dormer additions in the Thamesmead area granted in 2016 and 2019. There is no evidence before me that these schemes are directly comparable to the appeal proposal in terms of their size or siting. As each planning application and appeal must be considered on its individual merits, I attached limited weight to these planning permissions.

Conclusion

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

S Poole

INSPECTOR