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# Appeal Decision

Site visit made on 21 November 2022

**by A Hunter LLB (Hons) PG Dip MA MRTPI**

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

**Decision date: 16 February 2023**

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**Appeal Ref: APP/E5330/W/22/3299683**

**51 Parkview Road, Greenwich, Eltham SE9 3QP**

- 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 Ms E Brown against the decision of the Council of the Royal Borough of Greenwich.
  - The application Ref 22/0400/F, dated 1 February 2022, was refused by notice dated 29 March 2022.
  - The development is a proposed loft conversion with rear dormer extension, in addition to the installation of two (2) rooflights to the front roof slope, one (1) rooflight to the side roof slope, and the removal of the side chimney.
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## Decision

1. The appeal is allowed and planning permission is granted for a proposed loft conversion with rear dormer extension, in addition to the installation of two (2) rooflights to the front roof slope, one (1) rooflight to the side roof slope, and the removal of the side chimney at 51 Parkview Road, Eltham, Greenwich SE9 3QP in accordance with the terms of the application, Ref 22/0400/F, dated 1 February 2022, subject to the following conditions:

(1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

(2) The development hereby permitted shall be carried out in accordance with the following submitted plans: site location plan at scale 1:1250; drawing no. RE064 - 03 Rev A – proposed floor plans, drawing no. RE064 - 04 Rev A – proposed floor plans, drawing no. RE064 - 05 Rev A – proposed loft plan, drawing no. RE064 - 06 Rev A – proposed sections, and drawing no. RE064 - 07 Rev A – proposed elevations.

(3) The dormer extension hereby approved shall be clad in tiles to match No. 51 Parkview Road under a GRP roof, as specified on the Application Form.

## Preliminary Matter

2. The description of development in the banner heading above is taken from the Council's notice of decision, also used in the appellant's appeal form, as this most accurately describes the proposals.

## Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the area, the host property and the semi-detached properties, with particular regard to the scale and size of the proposed dormer extension and the removal of the chimney.

## Reasons

4. No. 51 Parkview Road is a first floor flat above a ground floor flat, which together with the adjoining two flats have the appearance of a pair of semi-detached properties. The properties have a hipped roof with a central chimney stack on the main roof ridge and each have a further stack at a much lower level on the outer sides of a front side projecting gable, similar to many other properties in the immediate area. Although there is a degree of uniformity in the design and form of the semi-detached pair, this has been eroded somewhat through the painting of the appeal property and the flat below, and the addition of a front porch on the attached property. Parkview Road is a residential area with properties lining each side of the road, of varying styles, materials, and roof forms. In the immediate area, dormer windows tend to be located to the rear of these type of semi-detached properties.
5. The proposed rear dormer window extension would have a small set in from the eaves level and be no higher than No. 51's main roof ridge height, and would run parallel with the main ridge line. This, together with its width not extending across the full rear roof slope, its scale, size and the design would ensure that it would be a sympathetic addition to the host property. Furthermore, would be representative of other dormer windows in the immediate area including a recent approval at No. 59 Parkview Road for a loft conversion, rear dormer window and rooflights to its front elevation.
6. Given its location of the proposed dormer window on the rear of the property and its relationship with the adjacent pair of properties, it would not be prominent in the street scene. Whilst it would be visible from neighbouring rear gardens, it would be viewed in the context of nearby rear dormer extensions, such that it would not appear as an incongruous addition.
7. The chimney stack to the side of the appeal property that would be removed is not a prominent feature of the building due to its position in the roof, relationship to the neighbouring property and its slender design. Although its removal would change the appearance of the host property, its removal would not be harmful to its character or appearance or that of the semi-detached pair, particularly given the different external finishes of the properties. It is noteworthy that the side chimney stack at the neighbouring property, No's 53 and 55 has also been removed, and it is largely in the context of this property that the side elevation of No 51 is viewed within the streetscene. In view of these points, I find the removal of this chimney stack would not harm the appearance of the host property or the character and appearance of the area or unbalance the pair of semi-detached dwellings.
8. I note the Council's Residential Extensions, Basements and Conversions Guidance SPD (REBC) dated 2018 (REBC) seeks rooflights on side and rear elevations in preference to front elevations. In view of the prevalence of rooflights on other front and side elevations nearby and given their siting, scale and design, the proposed roof lights would be sympathetic to the host property, the pair of semi-detached dwellings and the area.
9. In conclusion, I find the size and scale of the proposed dormer extension, the removal of the chimney stack and the 3 no. roof lights to relate sympathetically to the host property, the pair of semi-detached properties and the character and appearance of the area. In doing so, the proposal to complies with the requirements of Policy D3 of The London Plan, The Spatial Strategy for Greater

London, adopted March 2021, and Policies DH1 and DH(a) of the Royal Greenwich Local Plan, Core Strategy with Detailed Policies, adopted 2014, which collectively require development proposals to be high quality and respect the character and form of the host building and the area. In addition, whilst the location of the proposed rooflights does not follow the advice of the REBC for the reasons outlined above, in all other respects the proposed development is consistent with the REBC, that, amongst other things, seeks to ensure new dormer windows are located on rear elevations, are of an appropriate scale and do not extend across the full width of roof slopes.

### **Conditions**

10. I have imposed a standard implementation condition, along with a condition listing the approved plans to provide certainty over what has been approved. A materials condition is also necessary to protect the appearance of the area and ensure conformity to those materials specified on the Application Form.

### **Conclusion**

11. For the reasons given above, considering the development plan as a whole and all relevant material considerations, the appeal is allowed.

*A Hunter*

INSPECTOR