



Appeal Decision

Site visit made on 3 March 2023

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th March 2023

Appeal Ref: APP/C5690/D/22/3312116

138 South Park Crescent, Lewisham, London SE6 1JS

- 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 Sam Levison against the decision of the Council of the London Borough of Lewisham
 - The application Ref DC/22/128241, dated 1 September 2022, was refused by notice dated 4 November 2022.
 - The development proposed is the erection of a double storey side extension and a single storey rear extension
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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 building and the surrounding area.

Reasons

3. The appeal property is a 2-storey house with an attached garage to the side. It forms one end of a terrace of 6 houses featuring a hipped roof and prominent bay windows. The neighbouring part of South Park Crescent comprises short terraces of similar age and appearance. Many of these have been extended to the side to either form additional dwellings or to enable the enlargement of end-of-terrace houses.
4. The proposal would comprise the demolition of the garage and the erection of a 2-storey side addition combined with a part single and part 2-storey addition to the rear. The front elevation of the extension would be set slightly behind the main front elevation of the terrace and a hipped roof would be formed with a ridge set slightly below that of the main roof.
5. The proposal would extend to the side boundary of the appeal site, next to which there is a lane. The remaining gap between the appeal property and the neighbouring end-of-terrace house would be similar to gaps elsewhere in the area and the neighbouring terraces would still remain distinctly separate buildings. As the terrace of which the appeal property forms part has already been extended at the northern end, and its original symmetry already lost, the proposal would not disrupt the appearance of the frontage of the terrace.

6. However, the proposal would extend a significant distance beyond the rear elevation of the terrace. This double-storey rearwards protrusion would be at odds with the appearance of the terrace and the pattern of development in the area. The long 2-storey flank elevation would also significantly and detrimentally enclose the lane.
7. For these reasons I conclude that, due to its height, bulk, siting and depth, the proposal would have an unacceptable effect on the character and appearance of the host building and the surrounding area. It therefore fails to accord with Policy 15 of the Lewisham Core Strategy (2011) and Policies DM30 and DM31 of the Lewisham Development Management Local Plan (2014). Amongst other matters these policies seek to ensure that developments are of a high standard of design and integrate with the local area. The proposal also conflicts with the aims of Policy D3 of the London Plan (2021), the National Planning Policy Framework (2021) and the Council's Alterations and Extensions Supplementary Planning Document (2019).

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