



Appeal Decision

Site visit made on 8 March 2023

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th April 2023

Appeal Ref: APP/C5690/D/22/3313429

28F Panmure Road, London, SE26 6NA

- 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 Jakob Grunwald against the decision of the Council of the London Borough of Lewisham.
 - The application Ref DC/22/128673, dated 3 October 2022, was refused by notice dated 1 December 2022.
 - The development proposed is the erection of a two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a two storey side extension at 28F Panmure Road, London, SE6 6NA in accordance with the terms of the application ref DC/22/128673, dated 3 October 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: PR.28F.LP; PR.28F.EX.01; PR.28F.EX.02; PR.28F.EX.PR.03 Rev A, PR.28F.PR.01; PR.28F.PR.02.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding residential area.

Reasons

3. The appeal property is the end of a terrace of relatively modern houses that lies within a residential area. It lies at a corner site, where the road turns to the north west and then rises steeply uphill. The side elevation of the existing house is sited slightly closer to that return road frontage than the front building line of the houses to the north west.
4. The proposed extension would bring the property closer to the road and would be 2.46m wide. This is less than half the width of the existing property, which is a measure generally sought in the Council's Alterations and Extensions Supplementary Planning Document 2019 (SPD). That SPD also generally seeks

two storey extensions to be set at least 1m from a boundary and 1m back from the front elevation. The proposals in this appeal are set further than 1m from the side boundary but do not display any set-back or lowered ridge line. As the appellant points out, the SPD does allow for this if the design is high quality and subordination is maintained.

5. In this instance I concur such an approach is suitable. The terrace of which No. 28F forms part has a regular form, being a row of houses with consistent front building line and ridge line, and a set-back and set-down extension would disrupt this regularity to the visual detriment of the area. In addition, the limited width of the extension – which retains a good sense of spaciousness to the boundary and wider area – provides the required degree of subordination.
6. The property has been the subject of two applications for side extensions in the past (refs. DC/20/116751 & DC/21/120321), one of which was dismissed at appeal (APP/C5690/W/21/3277207). The current proposals show a scheme that is a well-designed, proportionate extension to the house that respects the appearance of the terrace and would retain the spacious character of the area on this corner plot.
7. On the main issue it is therefore concluded that the proposed development would not be harmful to the character and appearance of the area. It would be consistent with the relevant provisions of Policy 15 of the Lewisham Core Strategy 2011, and DM Policy 30 and DM Policy 31 of the Lewisham Development Management Plan 2014 and the SPD, which seek to ensure all development is of a high standard of design and is compatible with the local character of the area.
8. The siting, height, depth and scale of the proposed extensions would not give rise to any undue effect on the living conditions of adjoining occupiers. Therefore, for the reasons given above and having regard to all other matters, the appeal is allowed.
9. The Council have suggested a number of conditions in the event of the appeal being allowed. I have attached a condition requiring matching materials, to ensure a satisfactory appearance to the development, and a condition specifying the approved plans both in the interest of precision.

C J Leigh

INSPECTOR