



Appeal Decision

Site visit made on 28 April 2023

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25th May 2023

Appeal Ref: APP/E5330/D/23/3318242
292 Green Lane, London SE9 3TH

- 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 Akil Akil against the decision of the Council of the London Borough of Greenwich.
 - The application Ref 22/3578/HD, dated 19 October 2022, was refused by notice dated 16 December 2022.
 - The development proposed is the erection of a first floor side 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 street scene.

Reasons

3. The appeal property is a 2-storey semi-detached house with a hipped roof. It is situated in a residential street next to the junction between Green Lane and William Barefoot Drive. It has been extended in recent years with a single-storey extension added to the side and rear of the house. As a consequence of the property's very exposed location, the flank wall of the extension is a particularly prominent feature in the street scene. To a degree it also disrupts the symmetry between the appeal property and its attached pair, 294 Green Lane.
4. The proposal would comprise the erection of a first floor extension on top of the earlier single-storey addition. This would be set behind the front elevation of the house and set in from the ground floor flank elevation and would incorporate a hipped roof. Despite this setting in, the first floor extension would add additional bulk in an exposed location and further disrupt the symmetrical balance between the appeal property and its attached pair. Due to its siting and size the appeal proposal would therefore have an unacceptable effect on the character and appearance of the host building and the street scene.
5. For this reason 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. I note that there are properties in Green Lane that include 2-storey side additions, including 360 Green Lane, which is a corner property. There is no evidence before me that these additions were granted planning permission under current development plan policies. In any event each planning application and appeal needs to be considered on its individual merits having regard to its particular context and characteristics.

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