



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/23/3317550

39 Biddenden Way, London SE9 3DN

- 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 Mrs J Alli against the decision of the Council of the London Borough of Greenwich.
 - The application Ref 22/3697, dated 7 November 2022, was refused by notice dated 16 December 2022.
 - The development proposed is the erection of a two-storey 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 surrounding area.

Reasons

3. The appeal property is a 2-storey semi-detached house with a pitched roof and a double-storey bay at the front. It mirrors its attached pair, albeit this symmetry has been somewhat disrupted by the addition of a large porch at the front. The property forms part of a planned estate comprising semi-detached and terraced housing in a notably verdant and pleasant setting. In Biddenden Way the houses on the two sides of the road have been laid out and designed to mirror each other. With the exception of some porches and rendered frontages, the original planned layout and design has been retained. This gives the road a high degree of uniformity, a matter to which I attribute significant weight.
4. The proposal would comprise the erection of a 2-storey side addition with a pitched roof. Its frontage would be set slightly behind that of the existing front elevation and its ridge would be set a fraction below the existing ridge. Due to its siting and size however, the proposal would disrupt the balance between the pair of attached houses as well as the mirrored arrangement with the pair of houses opposite. In addition, the proposal would compromise the uniformity of Biddenden Way and the planned estate as a whole.
5. For these reasons the proposal would have an unacceptable effect on the character and appearance of the host property and the surrounding area. It therefore fails to accord 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).

Conclusion

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

S Poole

INSPECTOR