



Appeal Decision

Site visit made on 27 July 2023

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 August 2023

Appeal Ref: APP/E5330/D/23/3320054

41 Green Lane, Eltham, Greenwich SE9 2AF

- 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 Corman Rooney against the decision of the Royal Borough of Greenwich Council.
 - The application Ref 22/3882/HD, dated 19 November 2022, was refused by notice dated 16 January 2023.
 - The development proposed is a loft conversion with front dormer window.
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Decision

1. The appeal is allowed and planning permission is granted for a loft conversion with front dormer window at 41 Green Lane, Eltham, Greenwich SE9 2AF, in accordance with the terms of the application 22/3882/HD, dated 19 November 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 approved plans: CRR/G41/003 Rev P8, CRR/G41/004 Rev P8 and CRR/G41/005 Rev P8
 - 3) The materials to be used in the construction of the development hereby permitted shall match those used in the existing building.

Main Issues

2. The main issue is the effect of the proposal on the character and appearance of the appeal dwelling, the terrace of which it forms part and that of the local area.

Reasons

3. The appeal dwelling is a two storey end of terrace house located at the junction of Green Lane and Cambridge Green. The terrace is curved in plan and is set behind a shared green space that opens onto both streets. The front and main entrance to the appeal dwelling faces onto Cambridge Green. This layout is mirrored in the terrace on the other side of Cambridge Green.
4. The proposed loft extension involves a roof light to the roof slope facing Green Lane and the addition of a traditionally formed tile hung dormer window with pitched roof, which would be added to the hipped roof slope of the appeal

dwelling facing Cambridge Green. The proposed dormer window would be centrally positioned, reflecting the existing symmetry of the front elevation, centring on the main entrance. It would be set down from the roof ridge and from the sides of the roof slope and would be set slightly away from the eaves.

5. Due to the modest scale of the proposed dormer window and that it would be set in from the perimeter edges of the roof slope into which it would sit, it would appear to be a proportionate and subordinate addition to the appeal dwelling. The proposed materials and the detailed design for the dormer window would match those of the existing dwelling. As such, it would not appear unduly dominating or prominent.
6. The appellant has drawn my attention to an existing dormer window to 55 Green Lane, a similar end of terrace house at the end of the opposite terrace, which faces onto Green Lane. Similar to this existing dormer window, the proposal would, in immediate and wider views, appears as a complimentary addition to its host dwelling and would not appear unduly prominent or dominant to the appeal dwelling or to the terrace of which it forms part. I have, therefore, given this considerable weight in my considerations.
7. Whilst the Royal Borough of Greenwich Residential Extensions and Conversions Guidance Supplementary Planning Document (2018) sets out that generally the Council will not grant planning permission for extensions on front facing roof slopes, this is design advice and guidance that should be applied to individual circumstances and development proposals. For the reasons given above, I find that that the proposal would preserve the existing appearance in terms of height, scale and visual interest and would accord with this guidance.
8. As such, the proposal would not result in any harm to the character and appearance of the appeal dwelling, the terrace of which it forms part or to that of the local area. As such it would accord with policy DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy (2014), policy D3 of the London Plan (2021) and paragraphs 130 of the National Planning Policy Framework (2021). These collectively seek to ensure that development, including extensions, demonstrate high quality design and integrate with the local area.

Conditions

9. I have included the standard condition relating to the timing of the implementation of development, and to ensure design quality I have attached a condition requiring compliance with approved plans and a condition requiring that materials used match those of the existing building.

Conclusion

10. The appeal is allowed.

Victor Callister

INSPECTOR