



Appeal Decision

Site visit made on 3 November 2023

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23rd November 2023

Appeal Ref: APP/N5660/D/23/332678

3 Rommany Road, London SE27 9PY

- 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 Richard Mander against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 23/00613/FUL, dated 24 February 2023, was refused by notice dated 9 May 2023.
 - The development proposed is the erection of a single storey wrap around ground floor extension and alterations to the existing windows to the rear elevation and parapet to the first floor closet wing.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey wrap around ground floor extension and alterations to the existing windows to the rear elevation and parapet to the first floor closet wing at 3 Rommany Road, London SE27 9PY in accordance with the terms of the application, Ref 23/00613/FUL, dated 24 February 2023, 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: 391: 101-PL2; 391: 102-PL3; 391: 103-PL; 391: 104-PL3; 391: 105-PL3; 391: 106 PL1.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of the occupiers of 5 Rommany Road, with particular regard to outlook and natural light.

Reasons

3. The appeal property is located in a residential street and forms part of a terrace of 3-storey houses. Like its neighbours to either side it includes a double-storey outrigger and a single-storey infill extension to the rear. There is also a small single-storey element that extends beyond the original rear wall of the outrigger.
4. The proposal would comprise the removal of the single-storey elements and their replacement with a wrap-around single-storey extension that would

extend further into the garden. This would extend beyond the rear building lines of the properties to either side, but only marginally in the case of 1 Rommany Road.

5. The ground floor of 5 Rommany Road is slightly below that of the appeal property and the rear elevation features a large, glazed aperture facing the garden, which I note is enclosed by a building to the rear. Due to its height and protrusion beyond the rear building line of No.5 the appeal proposal would result in some loss of natural light reaching the rear of No.5 and a reduction in outlook from within the rear room and garden. However, these effects would not be of a magnitude that would lead to unacceptable levels of harm to the living conditions of the occupiers of No.5. I am also satisfied that the rear garden of No.5 would retain adequate levels of sunlight by virtue of the fact reasonably open access to sunlight from the south-west would be retained.
6. For these reasons the proposal accords with Policy Q2 of the Lambeth Local Plan (2021) which states that development will be supported if adequate outlook is provided and there are no unacceptable impacts on daylight or sunlight on adjoining properties.

Conditions

7. I have considered the need for planning conditions having regard to the National Planning Policy Framework (2023) and Planning Practice Guidance. In addition to the standard time limit condition, for the avoidance of doubt and in the interests of proper planning, a condition requiring the approved development to be carried out in accordance with the approved drawings is imposed.

Conclusion

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

S Poole

INSPECTOR