



Appeal Decision

Site visit made on 20 February 2024

by Nicola Davies BA DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st March 2024

Appeal Ref: APP/E5330/D/23/3329773

143 Dairsie Road, Eltham, Greenwich SE9 1XL

- 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 Yudhzhel Rashid against the decision of the Royal Borough of Greenwich.
 - The application Ref 23/2003/HD, dated 17 June 2023, was refused by notice dated 14 August 2023.
 - The development proposed is an outbuilding following the demolition of an existing outbuilding.
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Decision

1. The appeal is allowed and planning permission is granted for an outbuilding following the demolition of an existing outbuilding at 143 Dairsie Road, Eltham, Greenwich SE9 1XL in accordance with the terms of the application, Ref 23/2003/HD, dated 17 June 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin no 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: P L01, PL02, PL03, PL04 and PL05.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with those specified within the planning application documents.

Preliminary Matter

2. Revised versions of the National Planning Policy Framework (the Framework) have been published since the planning application was determined by the Council. Both main parties have had the opportunity to comment on any relevant implications for the appeal. I have had regard to the latest version of the Framework in reaching my decision.

Main Issue

3. The main issue raised by this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

4. There are outbuildings within the rear gardens of properties in the surrounding area. These vary in size and design. The proposed outbuilding would be

positioned at the end of a long rear garden. The outbuilding would be a subordinate structure to that of the dwelling and much of the rear garden would remain associated with the dwelling. As such, the outbuilding would not be a dominant addition within the rear garden. Whilst it would be a larger structure than other outbuildings in the area it would not significantly diminish the openness of the gardens in the vicinity.

5. For these reasons, I conclude that the proposed development would not harm the character and appearance of the area. As such, the proposed development would comply with Policy D3 of the London Plan and Policy DH1 of the Core Strategy with Detailed Policies of the Greenwich Local Plan. These policies seek, amongst other matters, development to be of high quality design that would positively contribute to the improvement of both the built and natural environment.
6. Further to the above policies, the Council's Residential Extensions, Basements and Conversions Supplementary Planning Document (SPD) seeks outbuildings to be in proportion to the original house and garden and should not impact upon the open character of the surrounding area. They must be sensitively designed, in the appropriate location, taking into account the residential amenity of neighbouring properties including daylight, sunlight and privacy. The Council considers the design and external materials of the outbuilding to be acceptable and that it would not negatively impact upon the living conditions of neighbouring occupiers. The proposed development would thus comply with the SPD.

Conditions

7. I have considered the planning conditions put forward by the Council in light of paragraph 56 of the Framework and the Planning Practice Guidance. In addition to the standard time limit condition and in the interests of certainty it is appropriate that there is a condition requiring the development be carried out in accordance with the approved plans. In the visual interests of the locality the external materials should accord with those specified within the planning application documents.

Conclusion

8. For the reasons set out above, and subject to the conditions listed, this appeal should be allowed.

Nicola Davies

INSPECTOR