
Appeal Decision

Site visit made on 29 February 2024

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19.03.2024

Appeal Ref: APP/C5690/D/23/3334547

47 Blythe Hill, Lewisham, London SE6 4UN

- 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 St Dunstan's College against the decision of the Council of the London Borough of Lewisham.
 - The application ref. DC/23/130269, dated 7 February 2023, was refused by notice dated 19 October 2023.
 - The proposal is for the demolition of existing rear addition and proposed rear extension to a three storey dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing rear addition and proposed rear extension to a three storey dwelling at 47 Blythe Hill, Lewisham, London SE6 4UN in accordance with the terms of the application ref. DC/23/130269, dated 7 February 2023, and the plans submitted with it (22038 000 P1, 22038 007 P2, 22038 008 P1, 22038 009 P2, 22038 010 P2, 22038 011 P2, 22038 012 P2, 22038 013 P1).

Preliminary Matter

2. At my site visit, I saw that the development has been completed since the submission of the application, and the appeal has been submitted retrospectively.

Main Issue

3. The main issue is the effect of the development on the living conditions of the occupiers of 45 Blythe Hill in respect of light, outlook and overbearing impact.

Reasons

4. The appeal site comprises a large semi-detached house on Blythe Hill with off-street parking to the front. Local streets are generally residential in nature although the east boundary of the plot abuts playing fields.
5. The side elevation of the development is clearly evident from the window in the rear wall of the main house at 45 Blythe Hill, and the patio area immediately adjacent to the door in the flank of the neighbouring outrigger. Internal views are not available through the door itself as it is of a solid nature with no glazing; the outrigger is served by two windows looking out over the rear garden space.

6. I observed that the appeal scheme adds some development on the common boundary. Nevertheless, the patio area and window in the rear wall of no.45 are already partially enclosed and dominated by the substantial side wall of the historic and established ground floor extension at the appeal property. Outlook and overbearing impacts above and beyond what was the previous situation are therefore only minimal.
7. The rear facades of the pair of semis face almost due north. The amount of daylight reaching the window in the rear wall of no.45 is already severely constrained and the development does not exacerbate this.
8. Accordingly, the extension does not have a material effect upon the living conditions of the occupiers of 45 Blythe Hill in respect of light, outlook and overbearing impact. It would therefore be compatible with Policy 15 of the Lewisham Core Strategy June 2011, Policies DM 30 and DM 31 of the Lewisham Development Management Local Plan November 2014, and the Council's Alterations and Extensions Supplementary Planning Document 2019 (SPD). Jointly these seek to ensure development is sensitively designed and provides a satisfactory level of outlook and natural lighting for neighbours.

Conditions

9. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. The development is complete and therefore the standard time limit and plans condition are no longer necessary. I am satisfied that no conditions are required.

Conclusion

10. With respect to the foregoing and all issues put forward, I allow the appeal.

C Hall

INSPECTOR