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## Appeal Decision

Site visit made on 12 March 2024

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

**an Inspector appointed by the Secretary of State**

**Decision date: 5 April 2024.**

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**Appeal Ref: APP/E5330/D/23/3332975**

**86 Kidbrooke Park Road, Kidbrooke, Greenwich SE3 0DX**

- 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 Greg Power against the decision of The Royal Borough of Greenwich Council.
  - The application Ref 23/2114/HD, dated 27 June 2023, was refused by notice dated 22 August 2023.
  - The development proposed is the demolition of existing mansard roof structure, chimneys and dormer windows, construction of hipped replacement roof structure with front rooflight and rendered walls at first floor level; demolition of existing rear conservatory; construction of part-two part-one storey rear extension including ground floor extension to the rear of the existing side extension; replacement and enlargement of windows and doors on front elevation; installation of first floor obscure glazed windows on side elevations; re-rendering of existing walls; other associated external alterations.
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### Decision

1. The appeal is allowed and planning permission is granted for Demolition of existing mansard roof structure, chimneys and dormer windows, construction of hipped replacement roof structure with front rooflight and rendered walls at first floor level; demolition of existing rear conservatory; construction of part-two part-one storey rear extension including ground floor extension to the rear of the existing side extension; replacement and enlargement of windows and doors on front elevation; installation of first floor obscure glazed windows on side elevations; re-rendering of existing walls; other associated external alterations at 86 Kidbrooke Park Road, Kidbrooke, Greenwich SE3 0DX, in accordance with the terms of the application 23/2114/HD, dated 27 June 2023, subject to the conditions in the attached schedule.

### Procedural Matters

2. As the description of development varies between documents submitted for the purposes of this appeal, I have used the description from the Council's decision notice, as this is a full and accurate description of the proposed development.
3. Subsequent to the decision made by the Council on the application to which this appeal relates, on 19 December 2023 the Government published the revised National Planning Policy Framework (the Framework). I consider that there have been no major changes relevant to the main issue in this appeal. It will therefore

not prejudice the case of any party by making my decision with regard to the revised Framework.

4. Also subsequent to the decision made by the Council on the application to which this appeal relates, the council adopted the Royal Borough of Greenwich Urban Design Guide Supplementary Planning Document (2023) (the SPD). Amongst other matters, this replaces the design advice set out in the Royal Borough of Greenwich Residential Extensions, Basements and Conversions Guidance Supplementary Planning Document (2018). I consider that there have been no major changes relevant to the main issue in this appeal and I have therefore had regard to the recently adopted SPD in making my decision.

### **Main Issue**

5. The main issue is the effect on the character and appearance of the appeal dwelling and that of the local area.

### **Reasons**

6. The appeal dwelling is a two storey detached house, with a mansard roof above ground level that incorporates the first floor of the house. To the rear is an existing single storey attached conservatory extension that stretches across almost the width of the appeal dwelling. To one side there is also a single storey side extension that reaches to its boundary with 84 Kidbrooke Park Road (No.84) and is the full depth of the appeal dwelling.
7. This part of the street and the wider local area is predominantly made up of detached two storey houses with generous front and rear gardens. These exhibit a wide variety of architectural styles, materials and finishes, with many having undergone significant alteration and extension, including No.84 and 90 Kidbrooke Park Road 90 (No.90).
8. The proposal is to substantially alter the external appearance and scale of the existing dwelling. As well as new finishes and window openings, this would involve the removal of the existing mansard roof, allowing for a continuation of the external walls of the main house to continue to first floor level, with a hipped roof structure above the main house. The demolition of the existing rear extension would allow for a substantial two part one/part two storey rear extension that would be to the full width of the original House.
9. The single storey element would be approximately 5.0 metres deep with a flat roof, reflecting the design and scale of a previously approved but as yet unimplemented single storey rear extension.<sup>1</sup> The two storey element above this would be approximately 2.75 metres deep, with a crown roof form. This would be set well down from the roof ridge of the proposed hipped roof to the main dwelling and would be only very slightly set in from its hipped sides. The proposal also includes an addition to the existing side extension that would be the same width as existing and would extend rearward to align with the proposed two storey part of the proposed rear extension.
10. Whilst the proposal would result in the appeal dwelling being significantly larger than existing, in street views its proposed height and scale would reflect that of other neighbouring and nearby houses. The proposed rear extension would also

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<sup>1</sup> Planning ref: 22/1609/PN1

appear to extend rearward to the same extent as the two storey rear extensions at No.84 and No.90, which form part of the immediate local context for the appeal dwelling.

11. The proposed changes to elevations and roof design, and the architectural detailing of the main house, appear to reflect the design of traditional houses with hipped roofs in the local area. Whilst this would involve the loss of the existing mansard roof that appears to be unique to the appeal property in the local area, this is not an architecturally significant element within the widely varying design of houses in this part of the street. The proposed fenestration, including the full height glazing to the upper staircase landing, appear to reflect the window pattern and form of the housing in the local area.
12. The proposed crown roof of the two storey part of the proposed rear extension would be visible in the limited rear views of the appeal dwelling. However, due to it being substantially set down from the roof ridge of the proposed hipped roof to the main dwelling, it would appear as a secondary and subordinate addition to the appeal dwelling, which would reflect the crown roof of the substantial rear extension at No.90.
13. For these reasons, the proposal would result in the appeal dwelling continuing to sit in harmony with its neighbours and to reflect, in its scale, massing and architectural expression, the established character and appearance of the streetscape of the local area. It would not, therefore, result in any significant harm to the character and appearance of the appeal dwelling or that of the local area. As such, it would be in accordance with design advice set out in the SPD and complies with Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy (2014), Policy D3 of the London Plan (2021) and Paragraph 135 and 139 of the National Planning Policy Framework (2023). These collectively seek to ensure that development, including extensions, demonstrate high quality design, respond to site context and integrate with the local area.

### **Conditions**

14. Along with the standard condition for the time limit on implementation of the development, in the interests of design quality I have included a condition requiring compliance with approved plans. In the interests of privacy, I have also included a condition requiring obscured glazing.
15. I have considered the Council's proposed condition requiring materials matching existing, however, the approved plans indicate the proposed materials and finishes. Therefore, having regard to the requirements for conditions as set out in Paragraph 56 of the Framework (2023), I find that such a condition would be unnecessary.

### **Conclusion**

16. The appeal is allowed.

*Victor Callister*

INSPECTOR

### **Schedule of 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: 259-B-00-050 Rev P00, 259-B-01-100 Rev P00, 259-B-01-101 Rev P00, 259-B-01-105 Rev P00 and 259-B-01-106 Rev P00.
- 3) The first floor window to the bathroom in the rear elevation of the development hereby permitted shall at all times be glazed with obscured glass and no part of that window that is less than 1.7 metres above the floor shall be capable of being opened.

### **End of Schedule**