



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: 11 April 2024

Appeal Ref: APP/N5660/D/23/3333366

19 Acland Crescent, Lambeth, London SE5 8EQ

- 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 Hau Tran against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 23/02117/FUL, dated 3 July 2023, was refused by notice dated 1 September 2023.
 - The proposal is for a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single story rear extension at 19 Acland Crescent, Lambeth, London SE5 8EQ in accordance with the terms of the application ref. 23/02117/FUL, dated 3 July 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: site location plan (amended), 02A, 04, 06, 08.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issues are the effect of the proposal on a) the character and appearance of the host property and the surrounding area; and b) the living conditions of the occupiers of 17 Acland Crescent in respect of outlook and light.

Reasons

Character and appearance

3. 19 Acland Crescent is a two-storey, semi-detached house with off-street parking to the front in a residential area comprising buildings of differing form and design. I observed that many surrounding dwellings have also been extended and altered, giving the area a varied character and appearance.
4. The proposed development would infill an area to the rear of the property that is presently enclosed by a canopy comprising a corrugated plastic roof. It would have the same overall appearance as the existing single storey habitable

elements and would not project beyond the hindmost elevation of the extension that lies adjacent. Being set against the backdrop of the existing built form and of similar proportions, I am satisfied that the scheme would harmonise with the residence without seeming dominant or incongruous.

5. On this basis, I find that the addition would not adversely affect the character and appearance of the host property and surrounding area. There would be no conflict with Policies Q5 and Q11 of the Lambeth Local Plan 2015 (LP) and the Council's adopted Supplementary Planning Document: Building Alterations and Extensions 2015 (SPD), which require development to responds to the positive aspects of the local context and that extensions which unacceptably dominate or overwhelm the host building will not be supported.

Living conditions

6. On the common boundary with 17 Acland Crescent are fence panels set above a solid plinth. Their height is substantial, to the extent that the roof of the canopy is set against the undulating trellis at the top of the panels.
7. The proposed extension would exceed the height of the existing boundary treatment, however only to a limited extent. To my mind, the impact of the scheme would not be materially detrimental above and beyond the current situation. As such there would be no unacceptable loss of outlook and light for the occupiers of No 17.
8. Given the foregoing, the proposed development would not harm the living conditions of the occupiers of 17 Acland Crescent and therefore accords with Policy Q2 of the LP and the SPD, which amongst other things seek to secure adequate outlook and light to adjacent properties.

Conditions

9. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the National Planning Policy Framework. In addition to the standard implementation condition, the approved plans are listed for certainty. A condition requiring external materials to match those on the existing dwelling would provide for a satisfactory appearance.

Conclusion

10. Having regard to all issues, the appeal is allowed.

C Hall

INSPECTOR