



Appeal Decision

Site visit made on 25 July 2024

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 August 2024

Appeal Ref: APP/E5330/D/24/3340385

124 Woodhurst Road, Abbey Wood, Greenwich SE2 9HT

- 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 Mrs S Aziz against the decision of the Council of the Royal Borough of Greenwich.
 - The application reference is 23/3466/HD.
 - The development proposed is for the demolition of existing rear conservatory and construction of a single storey rear extension, single storey front and side wrap around extension with construction of a front porch and associated external works.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing rear conservatory and construction of a single storey rear extension, single storey front and side wrap around extension with construction of a front porch and associated external works at 124 Woodhurst Road, Abbey Wood, Greenwich SE2 9HT in accordance with the terms of the application reference 23/3466/HD, 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: location plan, 01/DT/09/2023, 02/DT/09/2023, 03/DT/09/2023, 04/DT/09/2023, 06/DT/09/2023, 07/DT/09/2023 (Existing & Proposed Roof Plan), 07/DT/09/2023 (First Floor and Roof Plans).
 - 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 dwelling.

Main Issues

2. The main issue is the effect of the proposal on character and appearance of the host dwelling and surrounding area.

Reasons

3. The appeal site relates to a two-storey, semi-detached house sited on the junction between Woodhurst Road and Bracondale Road, with a driveway and off-street parking to the front. The surrounding area is predominantly residential in nature.

4. I consider that the proposal overall would reflect the scale and proportions of the existing property. The inclusion of a pitched roof over the scheme would visually connect with the appearance of the dwelling, without being imposing or resulting in a contrived design solution. The wraparound nature of the development would broadly reflect an existing, similar extension at 133 Woodhurst Road directly opposite the appeal site, and would assimilate within the setting.
5. Although part of the addition would project forward of the principal elevation, its scale and extent would be relatively modest. The single storey nature would retain a sense of subservience with the host dwelling, and ensure that the element would integrate without causing undue harm to the spatial quality of the area.
6. I therefore conclude that the scheme would not result in harm to the character and appearance of the surrounding area. It would comply with Policies D3 and D14 of the London Plan (2021), Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and the Council's Urban Design Guide (Oct 2023). Jointly these require new development to achieve a high-quality design that respects the character, setting and local context. It would be also be consistent with the advice in the National Planning Policy Framework, which states that good design is a key aspect of sustainable development.

Conditions

7. 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

8. Given the above and all other matters advanced, I allow the appeal.

C Hall

INSPECTOR