



Appeal Decision

Site visit made on 9 September 2024

by C Cresswell BSc (Hons) MA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 September 2024

Appeal Ref: APP/H5390/W/23/3332370

68 Jeddo Road, Hammersmith And Fulham, London, W12 9EQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Jason Briggs against the decision of the Council of the London Borough of Hammersmith and Fulham.
 - The application Ref is 2023/01519/FUL.
 - The development proposed is extension of existing rear mansard on rear addition.
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Decision

1. The appeal is allowed and planning permission is granted for extension of existing rear mansard on rear addition at 68 Jeddo Road, Hammersmith And Fulham, London, W12 9EQ in accordance with the terms of the application, reference 2023/01519/FUL, subject to the conditions set out in the Schedule at the end of this Decision

Main Issues

2. The main issues in this case are:
 - the effect of the proposed development on the character and appearance of the host property.
 - the effect of the proposal on the living conditions of neighbouring occupiers, having particular regard to outlook, daylight and sunlight.

Reasons

Character and appearance

3. This part of Jeddo Road is characterised by simply proportioned, older-style terraced housing. As the properties are all of a similar design, there is a high degree of architectural consistency throughout the terrace. This consistency is present along both the front and rear elevations.
4. Like other properties in the terrace, the rear of the appeal property maintains many of its original features, despite some modern additions. This includes a roof extension which occupies part of the rear roof slope. However, due to the relatively small size of the extension, it is a relatively inconspicuous feature which does not substantially alter the proportions of the property.
5. The proposed enlargement of this extension would be more noticeable as it would extend across the majority of the rear roof slope. Yet while it would add some mass to the roof, it would still remain a relatively subservient feature in

comparison to the appeal property as a whole. The overall proportions of the appeal property would be maintained. I recognise that roof extensions of this particular size and style are not typical in this part of Jeddo Road. However, for the reasons given above, there would be little impact on the visual consistency of the host property or wider terrace.

6. I therefore conclude on this issue that the proposal would have an acceptable effect on the character and appearance of the host property. There would be no conflict with Policies DC1 or DC4 of the Local Plan¹. These policies seek acceptable standards of design.

Living conditions

7. The appellant has provided a diagram showing 45 degree line from the top of the proposed roof extension to neighbouring windows in No 62 Jeddo Road on the upper floor and No 64 Jeddo Road on the lower floor. This is the approach specified in Key Principle HS7 of the SPD² in order to determine whether nearby windows would maintain a satisfactory outlook.
8. In terms of No 62 Jeddo Road, the diagram shows that the proposal would not breach the 45 degree line and so would comply with the SPD. However, the 45-degree line would be violated in relation to No 64 Jeddo Road.
9. That said, the existing extension already breaches this 45 degree line. The appeal proposal would not add any additional height to the extension and so would result in a similar situation that exists already. In my view, any effect on the outlook from windows in No 64 Jeddo Road would be very minor. Hence, the proposal would comply with the overall objective of Key Principle HS7 to not worsen the outlook from any rear habitable room window located lower than the proposed extension. It would not lead to a sense of enclosure.
10. My attention has been drawn to a report³ which shows that daylight and sunlight levels in the neighbouring windows would be mainly unaffected and would remain within recommended guidelines. This reinforces my view that the proposal would have little effect on nearby habitable rooms.
11. I therefore conclude on this issue that proposal would have an acceptable effect on the living conditions of neighbouring occupiers. There would be no conflict with Policy HO11 of the Local Plan which, amongst other things, seeks to protect residential amenities.

Conditions

12. In the interests of clarity, standard conditions requiring the development to be carried out in accordance with the plans and within a time limit have been imposed. To protect character and appearance there is a condition requiring further details of materials. In the interests of amenity, there are conditions preventing the use of the roof as a terrace and also conditions preventing structures from being placed on the roof. To maintain privacy, there is also a condition requiring obscure glazing in the proposed east facing window. For safety, there is also a condition requiring the development to be carried out in accordance with the Flood Risk Assessment.

¹ Hammersmith & Fulham Local Plan, February 2018

² Hammersmith & Fulham Planning Guidance Supplementary Planning Document, February 2018

³ Daylight & Sunlight Assessment 68 Jeddo Road, October 2023.

Conclusion

13. The appeal is allowed.

Colin Cresswell

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plans, Drawing 1 (Proposed First Floor Plan), Drawing 2 (Proposed Elevations Front and Side), Drawing 3 (Proposed Elevations Rear and Side), Drawing 4 (Proposed Roof Plan), Drawing 6 (Proposed Sections)
- 3) Prior to the commencement of the development hereby permitted, details of external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be maintained in accordance with the approved details.
- 4) Prior to the occupation of the development hereby permitted, the window at second floor level in the east elevation shall be fitted with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3 and shall be non-opening and fixed shut up to a height of 1.7m above the finished floor level. The window shall thereafter be permanently retained as approved.
- 5) No part of any roof of the rear extension hereby approved shall be used as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roof. No railings or other means of enclosure shall be erected on the roof, and no alterations shall be carried out to the property to form access onto the roof.
- 6) No external air-conditioning units, ventilation fans, extraction equipment, flues or other plant equipment and associated external pipework or ducting shall be fitted to the roof of the extension hereby permitted.
- 7) No water tanks, water tank enclosures or other structures shall be erected upon the roof of the extension hereby permitted.
- 8) The development shall be carried out and completed in full accordance with the details contained within the approved Flood Risk Assessment. No part of the development shall be used or occupied until all flood prevention and mitigation measures have been installed in accordance with the submitted details and the development shall be permanently retained in this form and maintained as necessary thereafter.

