



Appeal Decision

Site visit made on 16 June 2025

by Andreea Spataru BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 July 2025

Appeal Ref: APP/C5690/W/24/3357810

215 Southend Lane, London SE6 3RS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Ms Concilia Chinyere against the Council of the London Borough of Lewisham.
 - The application Ref is DC/24/136197.
 - The development proposed is First floor side extension. Building on top of existing side extension.
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Decision

1. The appeal is allowed, and planning permission is granted for a first floor side extension on top of existing side extension at 215 Southend Lane, London SE6 3RS in accordance with the terms of the application ref DC/24/136197, 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 drawings: site plan (dated 15/05/2024), proposed front & right side elevation (date: 06/23/2024), proposed left side elevation & rear elevation (date: 06/23/2024).

Preliminary Matters, Background and Reasons

2. The appeal is against a failure of the Council to give notice of its decision on the planning application DC/24/136197 within the prescribed period. As such, there is no decision notice. However, the Council's appeal statement (CAS) sets out that the planning officer's recommendation would have been to grant permission had the Council determined the planning application.
3. I have been provided with three versions of the appeal proposal, which vary slightly. I have sought clarification from the Council and the appellant regarding the set of drawings on which public consultation has been carried out and on which the Council made its assessment as outlined within the CAS. The Council has not commented on this matter, nor disputed the appellant's response. Accordingly, I have considered the appeal proposal based on the drawings confirmed by the appellant.
4. Assessing various matters relevant to the appeal proposal, the CAS indicates that the proposed development accords with the adopted development plan, which includes Lewisham Local Development Framework Development Management

Local Plan 2014, Core Strategy Development Plan Document 2011, and the Alterations and Extensions Supplementary Planning Document 2019. My assessment of the submitted evidence and site visit observations do not lead me to a different conclusion, and the available evidence indicates that the Council would have granted permission had it made a formal decision.

Other Matters

5. The CAS indicates that a resident raised concerns regarding access to the proposed plans. The Council indicates that plans were available. No specific objections have been raised regarding the development itself.

Conditions

6. The Council has suggested a condition to secure the submitted plans. The drawings numbers as outlined within the suggested condition do not match any of the versions of the appeal proposal. Nevertheless, as set out above, I have considered the appeal proposal based on the plans confirmed by the appellant.
7. In the interest of proper planning and to provide certainty I have imposed the standard time limit condition and specified that the development should be carried out in accordance with the approved plans.

Conclusion

8. For the above reasons, and having had regard to all other matters raised, I conclude that the proposed development accords with the development plan. With no material considerations indicating that the proposed development should be determined otherwise than in accordance with it, the appeal is therefore allowed.

Andreea Spataru

INSPECTOR