
Appeal Decision

Site visit made on 6 October 2015

by L Gibbons BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 October 2015

Appeal Ref: APP/L5240/W/15/3006436

110 The Glade, Croydon CR0 7QE

- 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 Ms Yvonne Grant against the decision of the Council of the London Borough of Croydon.
 - The application Ref 14/07979/P, dated 27 November 2014, was refused by notice dated 23 January 2015.
 - The development proposed is the demolition of existing building and construction of a new 1 bedroom bungalow.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed development on the character and appearance of the area and on the living conditions of the future occupiers in respect of the quality of outdoor amenity space.

Reasons

Character and appearance

3. The appeal site is located within a residential area which has a mix of types and designs of dwellings. The properties on The Glade are set back from the roadside and there are street trees which contribute to pleasant suburban appearance. The appeal site is to the rear of No 110 The Glade which is an end of terrace property in a small terrace. The proposed dwelling would be accessed by a shared track which runs in-between Nos 110 and 108. The appeal site has some partially built structures and I understand it is no longer in use by the occupants of No 110.
4. Even though there are some smaller plots in the wider area, the houses in the Glade are generally set in big plots with long rear gardens. The proposed dwelling would take up most of the very small plot and it would be very tight to its boundaries and although it would be single storey, it would dominate the space it would occupy. This would result in a cramped form of development which would be significantly out of character with the surrounding area. Due to its flat-roof design it would be significantly out of keeping with the design of properties in the area which have either pitch or hipped roofs. The roof of the dwelling would also be seen above the boundary of No 110 from the road and it would be visible from a number of properties on Watlings Close to the northeast and The Glade. It would be seen as a highly incongruous feature at

the rear of these gardens. I accept the existing structures are not a particularly attractive feature however this is not sufficient reason to justify the proposal before me.

5. For the reasons given above, I conclude that the proposed development would cause harm to the character and appearance of the area. It would be in conflict with saved Policies UD2, UD3, H2 and H5 of the Croydon Replacement Unitary Development Plan 2006 (The Croydon plan), Policies 7.4 and 7.6 of the London Plan 2015 and SP4.1 of the Croydon Local Plan Strategic Policies (CLPSP) 2013. These amongst other things seek new development that reinforces and respects the existing development pattern and existing character.

Living conditions

6. The proposal would provide a small outdoor area. The space would accommodate a cycle stand and a shed which would result in very little space for sitting out. The bins for refuse collection would also be within the same area and this would contribute to a poor quality outdoor environment. I note that the appeal site is located close to a number of recreational and open spaces which would be accessible to future occupiers. However, I consider the proposal would not provide a sufficient amount or quality of private outdoor space which future occupiers would reasonably expect.
7. For the reasons given above, I conclude that the proposed development would cause harm to the living conditions of the future occupiers in respect of the outdoor amenity space to be provided. It would be in conflict with Policy UD8 of The Croydon Plan, which amongst other things seeks new development that provides amenity space that reflects the character of the surrounding area.

Other matters

8. The proposal would be acceptable in terms of the Council's parking standards, and there would be no significant increase in traffic. However, I understand that the parking space would be on the shared access which provides access to all the gardens in the terrace and there is no guarantee that the parking space could be delivered. This weighs against the proposal.
9. The Council does not object to the proposal in terms of its effect on adjoining occupiers. The dwelling would be single-storey and is of a sufficient distance from adjoining properties that there would be no harmful overlooking or loss of privacy. The proposal would be acceptable in terms of the internal room sizes. However, these matters do not justify the proposal before me.

Conclusion

10. The proposal would make a very small contribution to the housing supply and mix of dwellings in the area. However these factors do not outweigh the harm I have found in respect of the main issues. For the above reasons and having regard to all other matters raised I conclude that the appeal should be dismissed.

L Gibbons

INSPECTOR