

Appeal Decision

Site visit made on 20 September 2016

by A A Phillips BA(Hons) DipTP MTP MRTPI

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

Decision date: 22 September 2016

Appeal Ref: APP/H5960/W/16/3153365

147A Northcote Road, Wandsworth, London SW11 6QB

- 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 Sven Moos against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref 2016/1559, dated 18 March 2016, was refused by notice dated 13 May 2016.
 - The development proposed is a side and rear dormer loft conversion with internal alterations.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the effect of the proposal on the character and appearance of the host building and the area, generally.

Reasons

3. The appeal site comprises a three storey end of terrace building which occupies a prominent corner plot adjacent to the junction of Northcote Road and Bramfield Road. It is in a mixed commercial and residential area and has a commercial use at ground floor with two storeys of residential accommodation above containing two self-contained flats.
 4. The end of terrace property is in a prominent location with the front, side and rear elevations being clearly visible from the public realm. Although close views are somewhat obscured by a mature street tree there are clear and uninterrupted views of the attractive corner building from Northcote Road, in particular. The roof of the building remains largely unaltered, having retained its hipped roof design and its original ridge level.
 5. The building is part of a row of mainly similarly designed three storey properties. I noted on site that from the front of the properties from Northcote Road the row has retained its original uniform roof arrangement with little evidence of changes. As such it makes a positive contribution to the character and appearance of the street scene. There have been various alteration and extensions to the rear of the property including flat and pitched roof additions.
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6. The current proposal is for the erection of a side and rear flat roof dormer with the installation of two roof lights on the front elevation. The side part of the extension would be set behind an existing chimney stack, above the eaves and below the main ridge. The rear part would be below the main ridge line and above the eaves. Lead cladding is proposed.
7. As a consequence of the wrapped around nature of the proposal there would be a significant alteration to the overall roof form of the building. The attractive original hipped roof design of this corner plot would be significantly compromised by the interruption to the existing hip and wrap-around flat roof which is at odds with the existing arrangement.
8. Although the proposal would not be overly bulky and would incorporate suitable lead cladding, as a consequence of its discordant design it would be overbearing to the original building and be visually intrusive in the street scene. The overall result would be an unsympathetic and incongruous development which would harm the integrity of the existing building and the row of which it is part.
9. I therefore conclude that the proposal would harm the character and appearance of the host building and the area, generally and would conflict with the design requirements of Policies DMS1 and DMH5 of the DMPD, the Housing SPD and the National Planning Policy Framework.

Other matters

10. In support of the appeal my attention has been drawn to a number of different roof alterations that have been undertaken in the vicinity of the appeal site. I saw during my site visit that there are other examples along and near to Northcote Road. However, the characteristics of each site are different and I do not have the full details of the circumstances that led to these proposals being accepted. Others I saw did not represent a direct parallel to the appeal proposal with respect to scale, location, prominence and overall design. Furthermore, the examples will have been approved under a different development plan, the current Wandsworth Local Plan Development Management Policies Document (DMPD) having been adopted in March 2016 and the Wandsworth Local Plan Supplementary Planning Document Housing (SPD) was adopted in July 2015. In any event many of those that I saw served to confirm that such developments do harm the character and appearance of the area and I have determined the appeal on its own merits.

Conclusion

11. For the above reasons and taking account of other matters raised I conclude that the appeal should be dismissed.

Alastair Phillips

INSPECTOR