
Appeal Decision

Site visit made on 13 September 2016

by Caroline Jones BA(Hons) DipTP MTP MRTPI

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

Decision date: 29TH September 2016

Appeal Ref: APP/L5240/W/16/3153194 25 Temple Road, Croydon CR0 1HU

- 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 Caroline House, Morgan Rowland and Co against the decision of the Council of the London Borough of Croydon.
 - The application Ref 16/00666/P, dated 9 February 2016, was refused by notice dated 7 April 2016.
 - The development proposed is de-conversion and minor external alterations to No.25 to form a three bed dwelling; erection of an attached two storey building with part-roof accommodation comprising two 4-bed dwellings; provision of cycle parking and refuse stores and external amenity space.
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Decision

1. The appeal is allowed and planning permission is granted for alterations and use of No 25 as 3 bedroom house; erection of 2 two storey attached four bedroom houses with accommodation in roofspace at 25 Temple Road, Croydon CR0 1HU in accordance with the terms of the application, Ref 16/00666/P, dated 9 February 2016, subject to the conditions set out in the attached schedule to this decision.

Preliminary Matter

2. The description of development in the heading to this letter is taken from the application form. I have amended it in my formal decision at paragraph 1 to use the description of development given on the decision notice as it adequately and succinctly describes the development for which planning permission is sought.

Main Issues

3. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

4. 25 Temple Road is a semi-detached two storey property currently divided into flats. The pair of dwellings sit on the outside of a 90 degree bend in the road, set back from and at an angle to the street. This is of contrast to other properties within the street which follow a stronger building line fronting onto the road. The appeal property sits within a generous plot, with a large garden/open land to the rear and side which bounds the railway line to the
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east. The surrounding area, which is residential in character, exhibits variation in dwelling type, design and style although individual pockets of dwellings display some uniformity.

5. The proposal encompasses the conversion of 25 Temple Road from three flats to a single family dwelling with associated alterations. Two, four bedroom dwellings are proposed to the side of and attached to 25 Temple Road to form a terrace of four. The first unit would be of a similar height and scale to No 25 and the second, a double fronted property with a lower ridgeline.
6. Whilst I agree with the Council that the adjacent row of 6 terraced dwellings displays uniformity with a strong building line, the appeal site is quite clearly detached and set back from this adjoining terrace so that it is read quite separately. The two additional dwellings would form a new terrace of four, which given the mix of semi-detached and terraces in the vicinity would not be out of character. Whilst I appreciate that the staggered building line of the proposal is of contrast to building lines in the immediate vicinity, given the position and orientation of the appeal site, this would not have an unacceptable impact on the street scene. Furthermore, due to the siting of the proposed new dwellings, there would be only limited views from the public realm and any views would be at an oblique angle.
7. There is variation in building style and form within Temple Road with small pockets of cohesion in architectural detailing and fenestration. The appellant has stated that the design of the proposed development was not intended to replicate the adjacent dwellings but rather to respond appropriately. In my view, the design is considered and picks up cues from vernacular detailing of properties within the vicinity. The proposed development would not be overly extensive in scale or visually intrusive. Whilst the loss of the chimney might be regrettable, this would not warrant dismissal of the appeal. Given the character of the locality and the set back from the road, the development would sit comfortably in its surroundings and would not materially harm the character and appearance of the surrounding area.
8. Taking the above matters into consideration, I conclude that the proposal would not have an adverse impact upon the character and appearance of the surrounding area. It would not conflict, therefore, with Policies UD2, UD3, H2 and H5 of the Croydon Replacement Unitary Development Plan (2006), Policies SP4.1, SP4.2 of the Croydon Local Plan: Strategic Policies (2013) and Policies 7.1, 7.4 and 7.6 of the London Plan (2015), which seek, amongst other things, high quality development that contributes positively to, reinforces and respects local character.

Other Matters

9. I have had regard to the concerns raised by local residents with respect to parking stress. I note that the Council have not raised any objections to this matter and I have no reason to come to a different view. Any potential harm arising from refuse storage can be alleviated through the use of a suitably worded condition. Matters relating to rights of access, the chimney stack and party wall are either a private matter between the parties or dealt with by separate legislation and have no bearing on the planning merits of the case.

Conditions

10. Having regard to the Framework, and in particular paragraph 206, I have considered the conditions suggested by the Council. The conditions I shall impose are based on those suggested by the Council but with some variation in wording in the interests of precision and clarity. In addition to the standard time limit condition, a condition requiring the development to be carried out in accordance with the plans is necessary in order to provide certainty. Those relating to materials and landscaping are necessary to ensure a satisfactory appearance. To ensure highway safety and given the residential nature of the site, I have imposed a condition requiring the submission of a construction management plan. A condition relating to the provision of cycle and refuse storage is necessary to safeguard the living conditions of future occupiers and neighbours. Conditions relating to carbon dioxide emissions and water efficiency are necessary in the interests of sustainable development.

Conclusion

11. For the reasons given above and taking into account all other matters raised, I conclude that the appeal should be allowed.

Caroline Jones
INSPECTOR

SCHEDULE OF 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: 500, F101, F102, F103, F104, F105, F106, F107, F108, F109, F110, F111.
- 3) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) wheel washing facilities;
 - v) measures to control noise, the emission of dust and dirt during construction;
 - vi) delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 4) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.
- 5) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) boundary treatments;
 - ii) hard surfacing materials;
 - iii) existing planting to be retained;
 - iv) planting plans including species and size of proposed new planting;
 - v) an implementation programme,

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. All planting shall be maintained for a period of five years from the date of planting; any planting that dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided.
- 6) Prior to first occupation, full details of cycle and refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The storage facilities shall be implemented in accordance with the approved details prior to first occupation and shall be retained thereafter.

- 7) Prior to the commencement of development, details of how the development shall achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation, details confirming the carbon dioxide emissions reduction shall be submitted to and approved in writing by the Local Planning Authority.
- 8) The development shall achieve a water use target of 110 litres per head per day.