

## Appeal Decision

Site visit made on 4 October 2016

by **Helen Hockenhull BA(Hons) B.PI MRTPI**

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

Decision date: 19 October 2016

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### Appeal Ref: **APP/L5240/W/16/3154150** **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 Miss Yvonne Grant against the decision of the Council of the London Borough of Croydon.
  - The application Ref 16/01396/P, dated 20 March 2016, was refused by notice dated 23 May 2016.
  - The development proposed is the demolition of existing derelict structure and construction of studio unit.
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### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issues in this case are :
  - the effect of the proposed development on the character and appearance of the area;
  - the effect of the development on the living conditions of the occupants of neighbouring dwellings in particular with regard to outlook.

### Reasons

#### *Character and appearance*

3. The appeal site lies to the rear of 110 The Glade a two storey end terrace property. No. 110 and its neighbouring terraced properties at Nos 112 and 114, are set in large plots with long rear gardens. The area is residential in character with a range of small terraces, detached and semi-detached properties of differing designs and styles.
  4. The appeal site is currently occupied by a derelict outbuilding and is accessed from a shared track running between Nos 110 and 108 The Glade. The proposed studio unit would occupy nearly the full width of the plot and have a small amenity area of around 5.5 metres in depth. Whilst I note that the proposed dwelling would be smaller than that previously proposed on the site with a larger amenity space, the property would still dominate the plot. The dwelling would have a cramped appearance and result in a proposal out of character with the pattern of development in the immediate vicinity with dwellings set in large plots with long rear gardens.
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5. The proposed dwelling would have a pitched roof with a height of approximately 4.9 metres to the ridge. I observed on my site visit that there are outbuildings in the rear gardens of neighbouring dwellings, however these from ancillary low height buildings. The proposed dwelling as a result of its roof design would be seen from The Glade and also from properties to the rear on Watlings Close. A development of this height would appear incongruous and out of place against the lower ancillary buildings typical in the rear gardens of neighbouring dwellings.
6. The appellant had brought my attention to the development of two dwellings to the rear of No 102 The Glade. I accept that this development establishes the principle of residential development to the rear of dwellings on The Glade. However this proposal differs from the appeal scheme before me in that the two dwellings are sited parallel to the terraced row of 31-41 Watlings Close. They appear as an extension of built form on Watlings Close, though they are accessed from The Glade. In addition I observed on my site visit that as they are sited slightly further back into the site behind Nos 102-104 The Glade, they are not readily visible from the road. Whilst I acknowledge that this development has resulted in smaller rear gardens, this does not appear out of character in this location as the immediately surrounding dwellings on Watlings Close have similar sized gardens. This contrasts with 110 The Glade and its immediate neighbours which have long rear gardens. I therefore consider that this development is not directly comparable to the appeal proposal. Accordingly I have considered the appeal scheme on its individual merits.
7. Bringing the above points together, I consider that the appeal proposal would cause harm to the character and appearance of the area. It would conflict with Policies 3.5, 7.4 and 7.6 of the London Plan 2015, Policies SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies 2013 (CLPSP) and saved Policies UD2, UD3, UD14, H2 and H5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006. These policies amongst other objectives aim to achieve development that reinforces and respects the existing pattern of development and existing local character.

#### *Living Conditions*

8. The appeal proposal would be sited around 5 metres from the rear boundary fence of No.110 The Glade however there would be an overall separation distance of around 17 metres between the dwellings. Despite the single storey nature of the proposed dwelling, as a result of its close proximity to the rear garden boundary of No.110, I consider that the proposal would be materially harmful to the outlook from the rear garden in particular.
9. The proposal would also lie immediately adjacent to the side garden boundary of No. 112 The Glade. However, as a result of the presence of an existing rear outbuilding and the separation distance between the proposed dwelling and the rear of the neighbouring house, I consider that the proposal would not have an adverse impact on the outlook from the rear of this property.
10. I therefore conclude that the proposed development would cause harm to the living conditions of the occupants of No.110 The Glade with regard to outlook. The proposal would conflict with Policy 7.6 of the London Plan 2015, Policy SP4.2 of the CLPSP and saved Policy UD8 of the Croydon Plan. These policies

seek amongst other things to protect existing occupiers from undue visual intrusion and safeguard residential amenity.

**Other matters**

11. I note from the Councils evidence that there are no concerns with regard to loss of privacy for neighbouring occupants, the standard of accommodation for future occupants of the dwelling and outdoor amenity space. Whilst the development does not provide off street car parking, there is available space on the highway. Whilst these factors weigh in favour of the scheme they do not outweigh the harm I have identified to the character and appearance of the area and the living conditions of the occupants of 110 The Glade.

**Conclusion**

12. For the above reasons and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Helen Hockenhull*

INSPECTOR