

Appeal Decision

Site visit made on 19 October 2016

by Claire Victory BA (Hons) BPI MRTPI

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

Decision date: 31 October 2016

Appeal Ref: APP/H5960/W/16/3156910

83 Beechcroft Road, Wandsworth, London SW17 7BN

- 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 Kumaran Ratnasingham against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref 2016/0877, dated 13 February 2016, was refused by notice dated 18 April 2016.
 - The development proposed is an extension to provide an additional storey for the children's day nursery that currently occupies the site.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a two storey end of terrace building, located within a predominantly residential area, although the four storey Ernest Bevin College lies to the west. In addition an electricity sub-station is located adjacent to the appeal property.
 4. The subject terrace has red brick elevations with a half hipped roof. There is a regular rhythm to the window and gables within the front elevation of the terrace. Although the end-terrace host property has only two storeys compared with the three storey dwellings within the subject terrace, due to the continuing rhythm of the window placement and proportions, and half hipped roof with front gable design, it forms an integral but subordinate part of the terrace.
 5. The proposal would result in a modest increase in the roof ridge height. However, the fenestration would be irregular in position and design and would thus be out of character with the subject terrace. Moreover, the extensive use of glazing within the roof extension and rather convoluted roof profile would be discordant and jarring features within the streetscape that would be at odds with the consistent appearance of the terrace. I have had regard to the use of glazing within the nearby four storey Ernest Bevin College, but the appeal property is some distance away, separated from the college by a car parking
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area and a line of trees along the common boundary, and as such is more closely related to the subject terrace in building form, design and materials.

6. I acknowledge that the appeal property is partially screened by mature trees along the side boundary and by some individual specimens within the front garden. Nonetheless, this would not completely prevent views of the development from the public realm along Beechcroft Road. This would be further reduced when the trees are not in full leaf, so that the development would be visible in longer range views along the street. The use of some materials to match the subject terrace would not overcome the harm that would be caused by the proposal.
7. I therefore conclude that the proposal would harm the character and appearance of the surrounding area. It would be contrary to policy DMS1 of the Local Plan – Development Management Policies Document (2016), which requires new development to be of a scale, massing and appearance that contributes positively to local spatial character.

Other Matters

8. I note the need for additional nursery places and improved facilities within the appeal property, and the appellant's contention that there was no choice but to appeal. Nevertheless, the Council granted planning permission for an extension to the nursery, albeit this has since expired. Accordingly there is nothing to suggest that the Council would not be supportive of expansion of the business by extending the property, subject to an appropriate design.
9. The Council has also raised concerns that the proposed side elevation drawing does not tally with the other submitted drawings, but as I am dismissing the appeal for other reasons I have not pursued this with the parties.

Conclusion

10. For the reasons set out above I conclude that the appeal should be dismissed.

Claire Victory

INSPECTOR