

Appeal Decision

Site visit made on 6 December 2016

by Debbie Moore BSc (HONS) MCD MRTPI PGDip

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

Decision date: 29 December 2016

Appeal Ref: APP/P5870/W/16/3158462

1 Newbolt Avenue, Sutton, Surrey SM3 8ED

- 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 Giuseppe Bellanca against the decision of the Council of the London Borough of Sutton.
 - The application Ref A2016/73735/FUL, dated 2 February 2016, was refused by notice dated 17 June 2016.
 - The development proposed is described as "erection of a detached 2 bedroom house with associated car parking and bin store".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site comprises the side garden to a semi-detached house, which is located on the corner of Newbolt Avenue and Malden Road. The surrounding residential area is characterised by two storey semi-detached and terraced houses, although there are some detached houses in the vicinity.
 4. The siting of the proposed detached house would reflect the building line on Newbolt Avenue. However, the house would project beyond the established building line on Malden Road and, consequently, it would be highly prominent in the street scene. The boundary treatment consists of a hedge and timber fence which would not provide adequate screening.
 5. I saw from my site visit that a number of the houses along Newbolt Avenue have been extended to the side. In particular, an attached two storey house has been erected on the corner opposite the appeal site. Whilst this development is visually prominent, its impact is reduced as it is attached to the host pair of semi-detached houses, creating a terrace of three. As a result, the development blends in with the existing development and it does not stand out as an incongruent feature. In contrast, the detached house would not integrate with the surrounding development and would not respect its context.
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6. I appreciate that there are detached houses along Newbolt Avenue which appear to have been built on garden land between the semi-detached houses. However, unlike the appeal proposal, they are not prominently located on corner plots and they integrate with the surrounding development.
7. I understand that planning permission has been granted for a two storey end of terrace house at the appeal site.¹ This would have a similar effect on the street scene as the development opposite. Although it would project beyond the building line on Malden Road, the attached house would not be as visually intrusive as the proposal. The detached house would be a stand-alone building which would be prominently located on a corner plot. It would appear obtrusive and incongruous in this area of predominantly semi-detached and terraced houses.
8. I appreciate that the house would incorporate design features typical of the area, such as the front bay window and hipped roof. However, it would not reflect the established pattern of development and, despite the design detailing, the development would not complement its surroundings.
9. Consequently, I find that the development would have an adverse effect on the character and appearance of the area. It would be contrary to Policies DM1 and DM3 of the Site Development Policies², Policy BP12 of the Core Planning Strategy³ and the Supplementary Planning Document on Urban Design⁴ which seek to secure high quality development that respects and, where possible, improves local character.
10. For the reasons given above, the appeal is dismissed.

Debbie Moore

Inspector

¹ A2008/60117/FUL, granted October 2008 and A2011/64968/RPA, granted November 2011

² London Borough of Sutton Local Development Framework: Site Development Policies Development Plan Document (adopted March 2012)

³ London Borough of Sutton Local Development Framework: Core Planning Strategy (adopted December 2009)

⁴ London Borough of Sutton Local Development Framework: Supplementary Planning Document – Creating Locally Distinct Places (adopted January 2008)