
Appeal Decision

Site visit made on 16 January 2017

by P W Clark MA MRTPI MCMI

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

Decision date: 26 January 2017

Appeal Ref: APP/L5240/D/16/3165244
17 Wheat Knoll, Kenley CR8 5JT

- 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 Mrs Jeacock against the decision of the Council of the London Borough of Croydon.
 - The application Ref 16/03791/P, dated 26 July 2016, was refused by notice dated 22 September 2016.
 - The development proposed is a single storey front extension with internal alterations.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey front extension with internal alterations at 17 Wheat Knoll, Kenley CR8 5JT in accordance with the terms of the application, Ref 16/03791/P, dated 26 July 2016, subject to the following 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 submitted approved plan of the front, side and rear elevations, ground floor plan and section A, revision A dated July 2016.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons

2. The sole main issue in this appeal is the effect of the proposal on the character and appearance of the street scene. Wheat Knoll is a cul-de-sac lined with houses of three or four different designs. All have in common gabled frontages with flat roofed single storey projections at ground floor level, some of which link to their neighbours.
3. Number 17, its handed pair number 16 and its linked neighbour number 18, are set back slightly between the more prominent properties 15 and 19 to either side so the proposed extension would not be dominant. The advice of paragraph 6.3 of the Council's Supplementary Planning Document No2 (SPD) is that side extensions should not project more than 1.2m in front of the existing house but this would be a front extension, not a side extension and it would take the form of an additional flat roofed single storey projection very similar in size and style to those which already exist in the street. It would, in the words

of paragraph 6.4 of the Council's SPD, be made to appear to be part of the original property. It would therefore have no adverse effect on its character or that of the street scene.

4. It would comply with London Plan policies 7.4B and 7.6B(c) which require development to have regard to the pattern and grain of an area and to use details and materials which complement local architectural character, with Croydon Local Plan Strategic Policies SP1.2, 4.1 and 4.2 which require development to respond to, respect and enhance local character and to be informed by the distinctive qualities of an area and with policies UD2(i) and UD3(i) of the Croydon Replacement Unitary Development Plan which seek respect for the pattern of an area and for the height and proportions of surrounding buildings. I therefore allow the appeal with the conditions sought by the Council to secure its design and appearance.

P. W. Clark

Inspector