
Appeal Decision

Site visit made on 14 February 2017

by J L Cheesley BA(Hons) DIPTP MRTPI

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

Decision date: 24 February 2017

Appeal Ref: APP/L5240/D/16/3163670

3 The Mantons, Croham Road, Croydon CR2 7PB

- 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 Kamlesh Patel against the decision of the Council of the London Borough of Croydon.
 - The application Ref 16/02604/P was refused by notice dated 20 September 2016.
 - The development proposed is a loft conversion with rear and two Nos. front dormers.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposal on the appearance of the surrounding streetscene.

Reasons

3. Guidance in the Council's *Residential Extensions and Alterations Supplementary Planning Document No. 2 (SPD)* states that roof extensions should not dominate the roof and should not normally be more than two thirds the width of the existing roof. This guidance is supplementary to *the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006)*. I have attributed significant weight to this guidance in my determination of this appeal.
 4. The appeal site lies within a primarily residential area comprising properties of a mix of styles. The appeal property is one of a distinct group of three two-storey dwellings of similar scale and design, although front elevations at ground floor level differ. I consider the loose uniformity of this group makes a positive contribution to the appearance of the surrounding streetscene.
 5. There are dormer windows in a number of nearby properties. The front dormer windows in the vicinity are predominately discrete projections, in keeping with the scale and form of the host buildings. I consider that these front dormer windows make a positive contribution to the appearance of the surrounding streetscene.
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6. The proposal includes two front dormer windows. The windows would be wider and shallower in height than the fenestration below. The uniformity of fenestration in the appeal property is a distinct characteristic of this dwelling.
7. From my observations, due to the design, scale and siting of these proposed front dormer windows; I consider that they would appear as incongruous dominant additions, not in keeping with the uniformity of fenestration in the appeal property. Whilst set back from Croham Road behind mature vegetation, the proposed front dormer windows would be visible from the surrounding streetscene. For the reasons stated above, I consider that the proposed front dormer windows would not be in keeping with the appearance of the surrounding streetscene.
8. The proposal includes a wide rear dormer. This would be more than two thirds the width of the existing roof. In my opinion, it would overwhelm the roof of the dwelling, appearing as a dominant addition. Whilst partially visible from some neighbouring properties, the bulk of the proposed rear dormer would be apparent to some extent from Croham Road. Due to the design, scale and siting of the proposed rear dormer, I consider that it would not be in keeping with the appearance of the surrounding streetscene.
9. In reaching my conclusion, I have had regard to all matters raised. I have found that the proposal would have an adverse effect on the appearance of the surrounding streetscene. The proposal would be contrary to guidance in SPD. In addition, the proposal would be contrary to Saved Policy UD3 in the *Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) 2013 Saved Policies* and Policy 7.4 in *The London Plan Consolidated with Alterations since 2011 (March 2015)*, where they seek to ensure that new development respects and has regard to surrounding buildings and spaces.

J L Cheesley

INSPECTOR