

Appeal Decision

Site visit made on 10 February 2017

by S Poole BA(Hons) DipArch MPhil MRTPI

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

Decision date: 27 February 2017

Appeal Ref: APP/Z5630/D/16/3162458

81 Porchester Road, Kingston upon Thames KT1 3PW

- 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 Theo T. Tagoe against the decision of the Council of the Royal Borough of Kingston upon Thames.
 - The application Ref 16/12722/HOU, dated 6 July 2016, was refused by notice dated 6 September 2016.
 - The development proposed is described as the “erection of part-width first floor rear extension”.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. At the time of my site visit a full-width single-storey rear extension had been constructed. The application drawings show the proposed first floor extension above the original, smaller rear addition. For the benefit of doubt this decision has been made on the basis of the application drawings dated 6 July 2016 and does not therefore assess the merits of a first floor addition above the recently constructed rear extension.

Main Issue

3. The main issue in this case is the effect of the proposal on the character and appearance of the host property and the surrounding area.

Reasons

4. The appeal property forms one end of a short terrace of 2-storey houses. It is situated in a residential street comprising terraced and semi-detached houses of similar age and appearance. Many properties have been extended at ground floor level and some, including the appeal property, have full-width rear dormers. In the vicinity of the appeal property there are no first floor rear additions and as such the original building line at first floor level has been retained, a matter to which I attach significant weight.
 5. The proposal would include a first floor addition that would occupy more than half of the rear elevation and extend about 3m beyond it. Due to its height and rear projection this would be a prominent addition that would not be
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subordinate in scale to the host property or the terrace of which it forms part. For these reasons I conclude that the proposal would have an unacceptable effect on the character and appearance of the host property and the surrounding area. It is therefore contrary to Policies DM10 and CS8 of the Royal Borough of Kingston upon Thames Core Strategy (2012) which seek development that relates well to its surroundings and is of a high standard of design.

6. I note that planning permission has been granted for first floor level rear additions elsewhere in the borough, including at 9 Porchester Road. As each application and appeal needs to be considered on its individual merits having regard to its specific context I attribute limited weight to these permissions. I am however cognisant that allowing this appeal could lead to pressure for first floor level additions to neighbouring properties, which in my judgement would be harmful to the appearance of the area.

Conclusion

7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR