
Appeal Decision

Site visit made on 13 March 2017

by A A Phillips BA(Hons) DipTP MTP MRTPI

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

Decision date: 23 March 2017

Appeal Ref: APP/L5240/W/16/3165591
494 Wickham Road, Croydon CR0 8DJ

- 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 Sally Taylor against the decision of the Council of the London Borough of Croydon.
 - The application Ref 16/04502/FUL, dated 30 August 2016, was refused by notice dated 16 November 2016.
 - The development proposed is demolition of the garage and builders yard and build a 2 x bedroom single family dwelling house.
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Decision

1. The appeal is dismissed.

Main Issues

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

Reasons

3. The appeal site lies to the rear of residential properties on Wickham Road and is currently used as a storage yard for building materials and as part of the rear garden of 494 Wickham Road. There is currently access to the builder yard and garage off Langland Gardens. The site is partly screened from Langland Gardens by a wooden fence.
 4. Other than the existing single garage on the site the nearby gardens to the rear of Wickham Road are relatively free of built development. Adjacent to the site is a modern two storey detached residential property built on land off Langland Gardens which appears to have once formed part of the rear gardens of Nos 2 and 4 Addisons Close. However, this part of Langland Gardens has an open and verdant character providing a valuable visual break from the built up environment in the area. These relatively open return frontages with landscaped back gardens, including trees and shrubs are characteristic of the wider residential area and an important contributor towards the high quality local residential environment.
 5. The proposed dwelling would have a significant mass and would seem cramped, being squeezed into the space between 2A Langland Gardens and the rear of 496 Wickham Road. Furthermore, the property would be situated within a smaller plot than other properties in the vicinity which would add to the cramped form, eroding the open and spacious character of this part of Langland Gardens.
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6. As a consequence of the overall massing of the proposal and its awkward angled relationship to the front elevation of No 2A it would be a prominent and intrusive addition to the street scene which would further erode the open character of the locality. Therefore, in my view the proposed two storey detached dwelling would harm the verdant and spacious character of the site, this part of Langland Gardens and the overall character and appearance of the area.
7. The proposal would benefit from close and convenient access to good public transport facilities and I have also taken account of the benefit of providing an additional dwelling for family occupation and that there would be no loss of amenity to the occupants of adjoining residential properties. I have also taken note that there are proposals to build a significant number of new houses nearby. However, these matters do not outweigh the harm I have identified with regard to the character and appearance of the area.
8. I have also taken account of appeal decision APP/L5240/W/15/3141029 which relates to the development of a chalet bungalow on the current appeal site. That appeal was dismissed on the grounds that the proposed development would harm the character and appearance of the area. My conclusions are consistent with that decision.
9. I therefore conclude that the proposal would harm the character and appearance of the area and would be contrary to the design objectives of Policies 7.4 and 7.6 of the London Plan 2015, Policies SP1.2, SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies April 2013, Policies UD2, UD3, H2 and H5 of the Croydon Replacement Unitary Development Plan The Croydon Plan Written Statement July 2006 and the National Planning Policy Framework. Among other things, these seek to achieve good design and ensure that new development responds positively to the character and appearance of an area.

Conclusion

10. For the reasons given above and taking into account other matters I conclude that the appeal should be dismissed.

Alastair Phillips

INSPECTOR