
Appeal Decision

Site visit made on 16 May 2017

by C J Ford BA (Hons) BTP Dist. MRTPI

a person appointed by the Secretary of State for Communities and Local Government

Decision date: 08 June 2017

Appeal Ref: APP/Y5420/D/17/3173858

25 Cumberland Road, Wood Green, London N22 7TD

- 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 Peter Scott against the decision of the Council of the London Borough of Haringey.
 - The application Ref HGY/2017/0077, dated 4 December 2016, was refused by notice dated 6 February 2017.
 - The development proposed is a rear first floor extension to dwelling.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the host property, the terrace of which it forms a part and the wider area.

Reasons

3. The appeal property is a two storey mid terrace house which has a simple rear pitched roof and a single storey rear projection. At first floor level there is a clear visual separation between the top of the projection and the eaves of the house. As these design attributes are common to the neighbouring properties, they are an important part of the form, character and appearance of both the house and the terrace.
4. The proposed extension would be modest in its proportions and use matching materials. However, sited above the nearest part of the projection to the house, the development would eliminate the important separation at first floor level between the top of the projection and the eaves. The extension of the roof slope to the house to create a catslide roof form above the extension would similarly be an uncharacteristic and alien feature. As a whole, the development would appear as an incongruous addition to the form, character and appearance of the house and the terrace in private views from the rear of the properties.
5. The appellant has drawn attention to other developments in the area, in particular dormer roof extensions at the rear of Nos 3 and 6 Cumberland Road. It is acknowledged they have a greater visual impact than the appeal proposal due to their increased bulk and higher level positioning. However, it is likely

they were brought forward on the basis that they would be permitted development. As such, they would not require an application for planning permission and would not be assessed against current planning policy, as must apply in this case.

6. Furthermore, the dormers have changed the roofscape in a particular manner. The proposal would introduce another variation, harmfully adding greater complexity to the simple roof form of the terrace. In any event, the principle to be followed in decision making is that each case should be considered on its own merits. Other developments in the area do not provide justification for a proposal which is found to be harmful in its own right.
7. It is also acknowledged the development would not be visible in public views and no objections have been made by neighbours. In addition, the proposal would improve the amenities and functionality of the appeal property, primarily by providing a bathroom facility at the first floor level. Nevertheless, these considerations do not outweigh the identified visual harm.
8. Accordingly, it is concluded that the proposed development would have an unacceptably harmful effect on the character and appearance of the host property, the terrace of which it forms a part and in turn the wider area. The development would thereby conflict with Policies 7.4 and 7.6 of the London Plan 2016, Policy UD3 of the Council's Unitary Development Plan 2006, Policy SP11 of the Council's Local Plan 2013 and Policies DM1 and DM12 of the Council's emerging Development Management DPD 2016. Amongst other things, these policies require a development to respect its local context and character.

Conclusion

9. For the reasons given above and having regard to all other matters raised, the appeal is dismissed.

C J Ford

APPOINTED PERSON