



Appeal Decision

Site visit made on 11 July 2017

by Gwyn Clark BSc DipTP MRTPI

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

Decision date: 31 July 2017

Appeal Ref: APP/L5240/D/17/3172286 30 Pondfield Road, Kenley CR8 5JX

- 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 & Mrs S Lyons against the decision of the Council of the London Borough of Croydon.
 - The application Ref 16/06326/HSE, dated 11 October 2016, was refused by notice dated 14 February 2017.
 - The development proposed is to erect a new 2 storey rear extension, a single storey rear extension and a first floor side and front roof extension over the existing garage with new dormer to provide additional accommodation to the property. There is also a proposal to extend the open porch roof to align with the existing garage roof. It is also proposed to change the roof finish to the property from concrete pan tiles to slate. All other materials and finishes shall be to match existing.
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Decision

1. I allow the appeal and grant planning permission for the erection of a new 2 storey rear extension, a single storey rear extension and a first floor side and front roof extension over the existing garage with new dormer to provide additional accommodation to the property. There is also a proposal to extend the open porch roof to align with the existing garage roof. It is also proposed to change the roof finish to the property from concrete pan tiles to slate. All other materials and finishes shall be to match existing at 30 Pondfield Road, Kenley CR8 5JX in accordance with the terms of the application, Ref 16/06326/HSE, dated 11 October 2016, subject to the following conditions:
 - 1) The development hereby permitted shall be begun within three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: P2/3092/GA/E/100; P2/3092/GA/P/200D; P2/3092/OS/010.
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the main roof to the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

Main Issue

2. The main issue in this appeal is the effect of the development upon the character and appearance of the area.

Reasons

3. The large estate served by Pondfield Road comprises mainly of substantial, distinctly rectangular shaped detached houses set within large gardens. The roofs of most of the houses have simple, full gables. However No 30 lies almost at the end of Pondfield Road where a subtle change in the character takes place. A short way along the road lies 'Windy Ridge', which is not in a particularly prominent position but nevertheless departs from the typical style by featuring hipped roofs. A little further along still stands the recent infill development of Pond Close comprising substantial detached houses designed with hipped roofs.
4. No 30 stands at the end of a short row of houses, its gable wall is very prominent in the street scene. The proposal would involve a significant extension to this gable. It would extend at the full height of the original house and would be finished with a hipped roof.
5. The Croydon Borough Council Residential Extensions and Alterations Supplementary Planning Document No 2, (SPD) would normally require a setback to be provided so that the extension would appear subservient to the original dwelling. However a 'terracing effect' would not occur in this case due to the large gap between No 30 and its neighbour. A setback of this nature would also appear inconsistent with the original rectilinear form of the house.
6. The SPD also advises that roof forms of extensions should respect those on the existing dwelling. In this case this would be a plain gable form similar to the roofs of houses on Pondfield Road leading up to this point. However the hipped roof on No 30 would be in keeping with the character of the houses a short distance further along Pondfield Road. It would also reduce the bulk of the gable which would otherwise appear a dominant feature in the street scene.
7. To the rear the house would be extended with the addition of a two storey extension with hipped roof on one side and a cat-slide roof with a hipped dormer on the other. The adoption of the hipped style of roof and a cat-slide roof with a dormer has the effect of reducing the otherwise bulky nature of the extensions. The use of hipped roofs would be in keeping with the mixed styles evident in this part of Pondfield Road and it is a style of roof that has been adopted in the wider area. Consequently it is not wholly uncharacteristic.
8. When considered together, the side, front and rear extensions would significantly alter the character of the dwelling. Although not following the style of the original dwelling the extensions would nevertheless result in an attractive house that would assimilate well into its surroundings. For these reasons I consider it would make a valuable contribution to the local character of the area and prove consistent with saved policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan, the SPD, and policies 7.4 and 7.6 of the London Plan.

Conditions

9. In addition to the standard condition which limits the lifespan of the planning permission I have specified the approved plans in a condition necessary to provide clarity and certainty. A condition is added in relation to materials to safeguard the character and appearance of the area.
10. There is a Tree Preservation Order covering the whole site. However there are no significant trees that would be affected by the development. A large tree situated within the garden of No 28 Pondfield Road close to the boundary has been removed with the appropriate consent. Consequently a condition requiring a tree protection plan as suggested by the local planning authority is unnecessary.

Conclusion

11. Having regard to all other matters raised I conclude that the appeal should succeed and planning permission be granted.

Gwyn Clark

INSPECTOR