

Appeal Decision

Site visit made on 20 July 2017

by Les Greenwood MRTPI

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

Decision date: 3 August 2017

Appeal Ref: APP/Z5630/D/17/3175313

70 Robin Hood Lane, Kingston Vale SW15 3QS

- 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 S Shariefi against the decision of the Council of the Royal Borough of Kingston upon Thames.
 - The application Ref 17/14028/HOU was refused by notice dated 8 March 2017.
 - The development proposed is a loft conversion.
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Decision

1. The appeal is dismissed.

Preliminary matters

2. Although described on the application form simply as a loft conversion, the proposal includes raising part of the roof and constructing new front and rear gables plus a box dormer window to the side. These works were in place at the time of my site visit, though I did note some differences between the plans as drawn and the actual extensions. This decision relates to the submitted plans as there is no proposal for the as built extensions before me.

Main issue

3. The main issue is the effect of the proposal on the character and appearance of the house and this part of Robin Hood Lane.

Reasons

4. Robin Hood Lane is a fairly densely built up residential street of detached and semi-detached houses of varied but generally harmonious design. It is designated as part of an Area of Special Character, which the Council's Residential Design Supplementary Planning Document (SPD) describes as areas which have a special character of local significance which makes them distinctive from most other parts of the Borough and thus worthy of protection and enhancement. No 70 is fairly typical of the houses on this part of Robin Hood Lane - a hipped roof, 2 storey detached house with a projecting front gable that includes a full height bay.
 5. The proposed changes from hips to gables and the minor raising of the roof would not be out of scale or character with the diverse local architecture. The
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roof form would remain relatively simple, no new area of flat roof would be introduced and the front gable would still be the key feature visually.

6. The Council's main concern is about the proposed large box dormer at the side. This would be a bulky, prominent and unattractive feature, dominating this roof slope. It would fail to follow the SPD's guidance regarding the set down of dormers from the ridgeline and the set up from the eaves. Its form and scale would not complement the character of this house or the wider area. Although I saw a couple of other box dormers on rear roof slopes in the area, I saw nothing of comparable scale on other side roofs.
7. I note that there was a 2010 approval for a similar dormer structure at No 70, but that permission is no longer extant and the policy context has changed. I have considered this appeal on the basis of the current situation and circumstances.
8. I conclude that because of the inclusion of the side dormer structure the proposal would unacceptably harm the character and appearance of the house and this part of Robin Hood Lane. It therefore conflicts with the aims of Core Strategy Policies CS8 and DM10 and the SPD, to protect the primarily suburban character of the Borough, ensuring that developments respect local distinctiveness including in terms of roof form.
9. I recognise the appellant's reasonable wish to improve his family home. Nevertheless, for the reasons set out above and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR