

Appeal Decision

Site visit made on 3 August 2017

by R J Maile BSc FRICS

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

Decision date: 23 August 2017

Appeal Ref: APP/L5240/D/17/3177127
183 The Glade, Croydon, Surrey, CR0 7UL.

- 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 Rose Gunstone against the decision of the Council of the London Borough of Croydon.
 - The application ref: 16/05464/HSE, dated 22 October 2016, was refused by notice dated 12 May 2017.
 - The development proposed is: "Ground floor extension to front."
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the single storey front extension upon the character and appearance of the surrounding area.

Reasons

3. This property comprises a detached inter-war bungalow located at the junction of The Glade and Chaffinch Avenue. It is within a residential area made up of a wide mix of dwellings including detached, semi-detached and terraced houses and bungalows.
 4. Arising from the curved alignment of The Glade there is a staggered building line to the adjoining properties, most noticeably to the south of no. 183.
 5. Both the subject property and the two adjoining semi-detached bungalows to the south enjoy spacious front gardens. The bungalow on the opposite side of Chaffinch Avenue has been extended to the front in similar fashion to that now before me, but with the inclusion of a front-facing dormer window.
 6. The proposed single storey extension, which would project over 4m in front of no. 183, would be constructed in an identical style to the original dwelling and in matching materials.
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7. Chapter 7 (Requiring good design) of the Framework¹ confirms, at paragraph 56, that the Government attaches great importance to the design of the built environment. This is further emphasised in Policies 7.4 and 7.6 of The London Plan.
8. Policy SP4.1 of the Local Plan² requires development of a high quality, which respects and enhances Croydon's varied local character. Similarly, "saved" Policy UD2 of The Croydon Plan³ states that development proposals should reinforce and respect the existing development pattern where it contributes to local character.
9. The existing long front garden to the subject property and to a lesser extent those next door to the south contribute to local character. This openness is particularly valuable having regard to the location of no. 183 at the junction with Chaffinch Avenue.
10. The new structure would project some 5.5m to 6m in front of the established building line of nos. 179 –181 to the south, appearing as a visually dominant feature in the street scene. Furthermore, it would encroach into the attractive open gardens that are a positive feature within the locality.
11. I therefore find upon the main issue that development as proposed would be harmful to the character and appearance of the surrounding area, contrary to national policy at Chapter 7 of the Framework and the Development Plan policies to which I have referred above.

Conclusion

12. For the reasons given above, I conclude that the appeal should fail.

R. J. Maile

INSPECTOR

¹ The National Planning Policy Framework.

² The Croydon Local Plan: Strategic Policies (adopted April 2013).

³ Croydon Replacement Unitary Development Plan: The Croydon Plan Written Statement (adopted July 2006).