



Appeal Decision

Site visit made on 16 August 2017

by G Powys Jones MSc FRTPI

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

Decision date: 31 August 2017

Appeal Ref: APP/Z5630/D/17/3177765

25 Montem Road, New Malden, London, KT3 3QW

- 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 Sean Maher against the decision of the Council of the Royal Borough of Kingston Upon Thames.
 - The application Ref 17/14370/HOU, dated 30 March 2017, was refused by notice dated 25 May 2017.
 - The development proposed is to raise ridge to create a loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted to raise ridge to create a loft conversion at 25 Montem Road, New Malden, London, KT3 3QW in accordance with the terms of the application, Ref 17/14370/HOU, dated 30 March 2017, subject to the conditions set out in the attached Schedule.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and surrounding area.

Reasons

3. In view of the low pitch of the appeal dwelling's roof, the appellant proposes to increase its height and to introduce dormers in order to facilitate the proposed loft conversion. The Council considers both dormers to generally comply with the guidance on dormer design provided in its Supplementary Planning Document (SPD) entitled 'Residential Design'. The Council's objection centres on the proposed increased height, pitch and mass of the roof, which it regards as uncomplimentary to the host property and surrounding area.
 4. The appeal property is a substantial detached brick-built dwelling with a gabled two storey front protrusion containing a bay on the ground floor. The roof has a shallow pitch, with a partly hipped roof. The roof has been subject to alteration at the rear, pursuant to the erection of a two-storey extension.
 5. The house stands in a street containing a variety of house types of eclectic design, including several chalet bungalows, a mock half-timbered dwelling, a semi-detached pair with echoes of art deco design. At the end of the street towards its junction with Kingston Road is a red-bricked church with contemporary additions, and opposite a three-storey flat roof block of a mundane appearance comprised of offices on the ground floor with residential
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units above. A relatively modern brick-built office building stands next to the block.

6. Given the extremely varied nature of built forms and designs in the street, I consider the Council's objections to be overstated. Although the roof's increased height and changed shape would affect proportionality, it would not stand out or prove to be particularly noticeable in its wider visual context. The main dormer to the rear would be barely perceptible in the public realm, and the side dormer would be largely shielded from view when approaching from the north by the bulk of the property next door. Indeed, the alterations to the roof would hardly be noticeable when approaching from this direction. From the south, the roof's increased pitch and height would not, in my opinion, prove objectionable.
7. I conclude that the proposals would not materially or harmfully affect the character and appearance of the host property or surrounding area. Accordingly, I find no conflict with the aims of CS policy DM 10, requiring the character and local distinctiveness of a street or area to be respected, maintained or enhanced when new development is proposed.

Conditions

8. The Council's suggested condition regarding materials shall be imposed in the interests of visual amenity, albeit in a modified form.
9. The suggested condition regarding the glazing of the upper window in the side elevation shall be imposed in a modified form, so as to maintain neighbouring privacy. In this regard the window does not serve a habitable room.
10. It is necessary in the interests of certainty that the development should be carried out in accordance with the approved plans.

Other matters

11. All other matters referred to in the representations have been taken into account, but no other matter is of such strength or significance as to outweigh the considerations that led me to my conclusions.

G Powys Jones

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 65/BP/01A; 65/OS/01A; 65/S/01/A & PA/01 Rev A.
3. The external materials to be used in the construction of the development shall be those specified in the planning application form and approved drawings.

4. Before the loft conversion hereby permitted is occupied, the proposed window in the northern elevation facing No.27 Montem Road shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, obscure glazing, which shall thereafter be retained.