
Appeal Decision

Site visit made on 27 October 2017

by S Poole BA(Hons) DipArch MPhil MRTPI

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

Decision date: 16 November 2017

Appeal Ref: APP/T5720/D/17/3181676
3 Kingswood Road, London SW19 3ND

- 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 Simon Atter against the decision of the Council of the London Borough of Merton
 - The application Ref 17/P1352, dated 27 March 2017, was refused by notice dated 20 June 2017.
 - The development proposed is described as the erection of a rear loft extension involving raising the ridge line by 250mm in the same roof plane and the installation of 2 roof lights to the front roof slope.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a rear loft extension involving raising the ridge line by 250mm in the same roof plane and the installation of 2 roof lights to the front roof slope at 3 Kingswood Road, London SW19 3ND in accordance with the terms of the application Ref 17/P1352, dated 27 March 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: K1.102A; K1.104A; A-003C and A-004D.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue in this case are whether the proposal would preserve or enhance the character or appearance of the Wilton Crescent Conservation Area and its effect on the character and appearance of the street scene.

Reasons

3. The appeal property is located in a residential street and forms part of a terrace of handsome 2-storey houses. The terrace features party walls that project above the level of the roof surfaces and brake up the overall roof form into portions of regular width.

4. The proposal would primarily comprise the erection of a mansard extension to the rear. To accommodate sufficient headroom within this addition the front roof slope would be extended rearwards in the same plane resulting in a ridge level that would be higher than, and to the rear of, the current position of the ridge. As the roof has a relatively shallow pitch and is contained by the projecting party walls this increase in ridge level is unlikely to be noticeable from street level or neighbouring buildings so the roof form of the terrace would not be unacceptably disrupted as result of the proposal.
5. For these reasons I conclude that the proposal would not have an unacceptable effect on the appearance of the street scene and would preserve the character and appearance of the Wilton Crescent Conservation Area. It therefore complies with Policy DM D2 of the Merton Sites and Policies Plan (2014) which, amongst other matters, seeks high quality design that relates positively and appropriately to the rhythm, scale, proportions, height, materials and massing of surrounding buildings. It also conforms with Policy CS14 of the Core Planning Strategy (2011) which promotes high quality design that responds to the historic environment.

Conditions

6. Having regard to paragraph 206 of the National Planning Policy Framework (2012), I have considered the conditions suggested by the Council. For the avoidance of doubt and in the interests of proper planning, a condition is imposed requiring the development to be carried out in accordance with the approved plans, which I note specifically refer to the height the proposed ridge. In order to adequately protect the appearance of the property and its surroundings a condition requiring the materials to be used to match the existing is warranted.

Conclusion

7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

S Poole

INSPECTOR