
Appeal Decision

Site visit made on 19 April 2018

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 April 2018

Appeal Ref: APP/L5240/D/18/3194695

23 Mardell Road, Croydon, CR0 7TJ

- 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 Ms Daiva Ksevickaite against the decision of the Council of the London Borough of Croydon.
 - The application Ref 17/05020/HSE, dated 6 October 2017, was refused by notice dated 1 December 2017.
 - The development proposed is a first floor rear extension.
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Decision

1. The appeal is dismissed.

Main issue

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

Reasons

3. The proposed development would sit on top on an existing partly complete single storey rear extension. The proposal would have a flat roof, whilst the main house – and other properties in the street – is pitched roof. I saw at my site visit there would be views of the extension and the roof from Mardell Road, and in these views the flat roof would be evident. Although these views would in the gap between houses, nonetheless they would impact on the general appearance of the area. In this view, the contrast between the original pitched roof of the house and the extensive flat roofed area would be a poor design feature and an awkward juncture, not in character with the locality.
4. Saved Policy UD3 of the London Borough of Croydon Unitary Development Plan 2006 requires development proposals to respect the height and proportions of surrounding buildings, whilst Policy SP4 of the Croydon Local Plan: Strategic Policies 2013 requires a high quality of design that respects and enhances local character. The design of the proposed extension would not satisfy these requirements of the development plan, and would be harmful to the area. The appeal is dismissed accordingly.

C J Leigh

INSPECTOR
