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## Appeal Decision

Site visit made on 10 July 2019 by Elizabeth Davies BSc (Hons) PIEMA

**Decision by Andrew Owen MA BA(Hons) MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 16<sup>th</sup> July 2019**

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**Appeal Ref: APP/L5240/D/19/3228211**

**118 Stanley Road, Croydon CR0 3QB**

- 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 Mahesh Kumarani against the decision of London Borough of Croydon Council.
  - The application Ref 19/00020/HSE, dated 29 December 2018, was refused by notice dated 14 March 2019.
  - The development is described as 'proposed single storey rear extension (retrospective)'.
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### Decision

1. The appeal is dismissed.

### Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

### Preliminary Matters

3. The extension is already in place and the appeal has been considered on this retrospective basis.

### Main Issue

4. The main issue in the appeal is the effect of the development on the living conditions of the occupiers of 116 Stanley Road, with particular regard to outlook.

### Reasons for the Recommendation

5. The rear extension has been constructed up to the boundary with 116 Stanley Road resulting in no separation with the neighbouring garden, and limited separation with the neighbouring dwelling. This limited separation, coupled with the large scale of the extension in terms of its height and its projection from the rear of the property, results in the extension appearing as an obtrusive feature when seen from No. 116. The overbearing nature of the extension is compounded as one of the rear ground floor windows of 116 Stanley Road is angled slightly towards the application property. On this basis, unacceptable harm to the outlook of the occupants of No. 116 occurs.
6. The extension is therefore contrary to Policy SP4.2 of the Croydon Local Plan (2018) which requires development to enhance social cohesion and well-being

and Policy DM10.6 of the Local Plan which seeks to ensure development protects the amenity of the occupiers of adjoining buildings.

7. The Council's adopted Residential Extensions and Alterations Supplementary Planning Document No.2 indicates that single storey extensions deeper than 3m may be acceptable on well separated detached dwellings. As the appeal property is a semi-detached dwelling and as it is not well spaced from neighbouring properties, neither of these exceptions apply and so the development is contrary to this guidance too.

### **Conclusion and Recommendation**

8. For the above reasons, and having had regard to all other matters raised, I recommend that the appeal is dismissed.

*Elizabeth Davies*

APPEAL PLANNING OFFICER

### **Inspector's Decision**

9. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

*Andrew Owen*

INSPECTOR