



Appeal Decision

Site visit made on 19 November 2019

by Louise Nurser BA (Hons) Dip UP MRTPI

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

Decision date: 3rd December 2019

Appeal Ref: APP/L5240/D/19/3238837

243 Old Lodge Lane, Purley CR8 4AZ

- 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 Jose Almeida against the decision of the Council of the London Borough of Croydon.
 - The application Ref 19/015158/HSE, dated 28 March 2019, was refused by notice dated 19 July 2019.
 - The development proposed was originally described as, 'two storey side extension and single storey rear extension at 243 Old Lodge Lane, Purley'.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a two-storey side extension, single storey rear extension, front porch and associated alterations at 243 Old Lodge Lane, Purley CR8 4AZ in accordance with the terms of the application, Ref 19/015158/HSE, dated 28 March 2019, 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: 11324 01; 11324 02; 11324 03; 1132404B and 11324 05B.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those of the host property.

Procedural matter

2. Notwithstanding the description of development set out above, which is taken from the application form, it is clear from the plans and accompanying details that the development comprises the erection of a two-storey side extension, single storey rear extension, front porch and associated alterations. The Council dealt with the proposal on this basis and so shall I.

Main Issue

3. The Council raises no issue to the front porch or to the extension to the rear. I see no reason to disagree. Consequently, the main issue is the effect of the proposed side extension on the character and appearance of the host property and street scene.

Reasons

4. The host property is one of a pair of semi-detached properties which is located within a suburban streetscape characterised by a variety of house types, without a particular overarching style. Due to the local topography, Old Lodge Lane curves as it gently slopes up a hill. Consequently, the housing is not seen within a wider vista. There is no strong, recognisable pattern to the gap between the properties which contributes significantly to the character and appearance of the area.
5. The proposed side extension would be recessed back from the front elevation of the property and the ridge of the roof would be lower than that of the host property. As such, the proposal would appear subservient. I am aware that the design includes a parapet along the length of the flank wall. This would be an unusual feature, and I am aware the Council's Suburban Design Guide Supplementary Planning Document, (SPD) 2018, recommends that a sloping roof should not generally be combined with a parapet. However, I note that this is guidance only. In this particular location, due to the parapet's modest size, and as it is set back from the front elevation, I do not consider it would adversely affect the appearance of the building.
6. Given my conclusions above, I now turn to the impact of the proposal on the character and appearance of the streetscene. The proposed side extension would clearly come closer to the side elevation of the neighbouring property at no 241 Old Lodge Lane. However, the cumulative impact would not be harmful. Given the intervening drive, which serves the garage to the rear of no 241, and that the design of no 241 Old Lodge Lane is that the front door opens onto the drive, a clear recognisable, visual gap would be retained between the two sets of semi-detached properties.
7. I note that numbers 239, 241 and 243 Old Lodge Lane all have a different footprint and design. When taken together with the curve and slope of the road, as well as the further change in scale of housing after number 245, I conclude that in the particular context of this appeal, that there would no appreciable impact on the streetscene as a result of the reduction in the gap between the properties.
8. The proposed development would therefore be consistent with principles of good design set out within Policies SP4.1 and DM.10 of the Croydon Local Plan 2018, the Suburban Design Guide SPD and Policies 7.4 and 7.6 of the London Plan 2011 (consolidated with alterations since 2015).

Conditions

9. I have imposed the standard commencement condition and a condition specifying the approved drawings, in the interests of certainty. I have also imposed a condition requiring the external materials to match those of the existing dwelling, to ensure that the extension appears harmonious.

Conclusion

10. For the reasons given above the appeal should be allowed.

L. Nurser

INSPECTOR