



Appeal Decision

Site visit made on 4 February 2020

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 February 2020

Appeal Ref: APP/L5240/W/19/3241026

461 Brighton Road, South Croydon CR2 6EW

- 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 Geoff Sewel against the decision of the Council of the London Borough of Croydon.
 - The application Ref 19/03030/FUL, dated 28 June 2019, was refused by notice dated 9 September 2019.
 - The development proposed is retention and alterations to side dormers to reduce size.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I have taken the description of development from the Council's Decision Notice on the banner above. This differs from the original narrative on the application form, but I note that the appellant has used this description on the appeal form. I am therefore satisfied that there is no prejudice to the interests of either party.

Main Issue

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

Reasons

4. The appeal property is a two storey building, located in a predominately residential area. The planning history of the site indicates that a previous appeal gave a split decision, with a commercial use allowed at ground floor level, but the side dormers were dismissed. The current appeal seeks to retain the dormers, albeit at a reduced size. The reduction comes from the width of the dormer along the length of the roof slope from front to rear, which would set the dormers slightly further back in the roof profile.
5. The box dormers are located to each side of the roof. Due to the open aspect and relative separations to the neighbouring dwellings, and despite the overall reduction in the width of the dormer along the roof slope, the dormers would still be visible within the street scene.
6. I concur with the previous Inspector in that the dormers are inset from the front and rear, but are close to the eaves of the roof ridge, and materially alter the appearance of the original roof to effectively form a flat roof, and the bulk and mass of the dormers give a 'top-heavy' appearance. I find that the revised

sizing of the dormers would not give a significant reduction in the overall negative effect of the development and therefore remains harmful to the character and appearance of the area, as an incongruous and uncharacteristic addition to the host building and street scene. As such, the appeal proposals are contrary to Policies SP4 and DM10 of the Croydon Local Plan (2018), Policies 7.4 and 7.6 of the London Plan (2016) and the guidance set out in the Croydon Suburban Design Guide (2019) which collectively seek development to be of a high quality, respecting the development pattern, the scale and massing of the locality and the character of the local area.

Other Matters

7. I have noted the comments of the appellant that the revised dormers are now of a size that would be consistent with Permitted Development Regulations. However, as the Council have stated, the property has a commercial use, and therefore those rights do not apply. As to the enforcement issue, that is a Council matter as to whether enforcement action is taken or not.
8. With regard to the comments of the appellant in relation to other schemes that the Council have allowed, I do not have full details of those cases in front of me. However, the examples are located in different areas with different development and locational characteristics to the appeal scheme. In any event, I am required to deal with this proposal on its own merits and, as such, I accord them limited weight.

Conclusion

9. For the above reasons, the appeal is dismissed.

Paul Cooper

INSPECTOR