



Appeal Decision

Site visit made on 6 January 2020

by Andre Pinto BA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 March 2020

Appeal Ref: APP/P5870/W/19/3238273

9 The Warren, Carshalton, Surrey SM5 4EQ

- 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 David Draper against the decision of the Council of the London Borough of Sutton.
 - The application Ref DM2019/00534, dated 18 March 2019, was refused by notice dated 25 June 2019.
 - The development proposed is described as demolition of garage at rear of property and erection of a two bedroomed bungalow.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is located in a prominent corner location within a residential area, characterised by semi-detached and detached two storey dwellings and bungalows situated within generous plots. The development proposal is located at the rear of the appeal site and will be accessible and visible from Pine Walk. The appeal site is included in the Pine Walk Area of Special Local Character.
4. Pine Walk runs along the boundary of the appeal site and shares much of the same character as The Warren. The properties along The Warren and Pine Walk vary considerably in their individual design characteristics and appearance, but due to a broadly consistent building line and generous front gardens, the area has a consistently open, verdant and harmonious appearance.
5. The proposed development is for a two bedroom single storey building which, due to the topography of the site, would sit at considerably higher ground than No 9 The Warren. This would bring the development in closer visual alignment with 1a Pine Walk rather than No 9 The Warren.
6. It is proposed that the existing fencing along this part of the street would be removed to create a more open aspect for the development. Although this would be more in keeping with the rest of the area, it would also make the proposed development more prominent on the streetscape and clearly visible from ground level.

7. Properties within The Warren and Pine Walk are set back from the main road and present generous front gardens which greatly contribute to the open and verdant character of the area. The proposed development would stand more prominently than the established building line, particularly considering the proposed boundary treatment. This would be out of keeping with, and significantly detract from, the open and verdant character of the area.
8. The proposed bungalow would be subservient to 1a Pine Walk. Due to its location and by being modest in height, the development would differ significantly from other buildings in the street, which have, by nature of their size, scale and also ratio between building and plot size, a more striking presence. Whilst not overbearing, the development proposal would be incongruous and contrary to the prevailing development in the area.
9. Therefore, I conclude that the proposed development would harm the character and appearance of the area and be contrary to Policy 13 on housing and garden land development, Policy 28 which tries to protect the character and design of an area and Policy 30 which aims to conserve and enhance the Borough's historic environment of the Sutton Local Plan 2016-2031 (2018) and Policy 3.4 on optimising housing potential, Policy 7.4 on development contributing to local character and Policy 7.6 promoting good architectural quality of the London Plan (2016).

Other Matters

10. The council expects development within an Area of Special Local Character to conserve, and where practicable, enhance the elements that contribute to its particular character or appearance. I do not have evidence before me clearly identifying and making a compelling case as to what underpins the significance of the Pine Walk Area of Special Local Character, therefore I can only afford this designation limited weight.
11. My attention has been drawn by the appellant to another infill development in the area, on the west side of Pine Walk, namely 11 The Warren. Although there might be some similarities with the present appeal case, no evidence has been submitted to corroborate this. In any event, I must determine the proposal before me on its own merits and for the reasons stated above, I consider the proposed development would be harmful.
12. The appellant has also drawn my attention to the Council's historical housing delivery record. Subsequently to the submission of this appeal, more up-to-date information has been made available which confirms the Council is delivering above minimum targets. In reaching my decision, I have had regard to the fact that these are minimum targets and that the proposal would add to the supply and mix of housing in line with the Government's objective of significantly boosting the supply of homes, in an area of need. However, considering the proposal is for 1 unit only and, consequently, the limited public benefits it would bring, these matters do not outweigh the harm identified.

Conclusion

13. For the reasons given above, I conclude that the appeal should be dismissed.

Andre Pinto INSPECTOR