



Appeal Decision

Site visit made on 10 March 2020

by Guy Davies BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 April 2020

Appeal Ref: APP/P5870/W/19/3238296

23 Little Woodcote Lane, Carshalton CR8 3PZ

- 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 Thinh Vu Nguyen against the decision of the Council of the London Borough of Sutton.
 - The application Ref DM2019/00364, dated 28 February 2019, was refused by notice dated 22 May 2019.
 - The development proposed is existing house to have side wing removed. New rear extension and loft extensions. New cross-over. New house within curtilage of existing house.
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Decision

1. The appeal is dismissed.

Main Issue

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

Procedural Matter

3. A second reason for refusal relating to a protected tree is no longer being pursued by the Council following the submission of further information. There is no need, therefore, for me to take this matter further.

Reasons

4. Little Woodcote Lane has a semi-rural character with a ribbon of dwellings along its southern side and a horticultural nursery and open fields to the north. The ribbon of dwellings consists largely of pairs of semi-detached houses or bungalows on plots of similar generous width. The dwellings are uniformly set back from the road frontage, with trees and shrubs in the front gardens.
5. The pairs of semi-detached houses and bungalows are well spaced apart. Some dwellings have had two storey side extensions that reduce the gaps between buildings to some extent, but which still leave sufficient space at first floor level to provide clear visual separation between dwellings. The exception to this pattern is the house at 21a Little Woodcote Lane, which is a later addition that fills the space to the side of 21 Little Woodcote Lane. The separation between dwellings is an important feature of this part of Little

Woodcote Lane, helping to give a spacious feel that complements the semi-rural character of the area.

6. The proposed new house would close the existing gap between 21a and 23 Little Woodcote Lane, running counter to the general pattern of spacing between buildings and detracting from the more spacious character and appearance of the area. The narrow spaces to either side combined with the height and depth of the new building would mean that there would be no clear view between adjacent buildings. This would result in a cramped, built up frontage at odds with the character and appearance of the area.
7. The gap between 21a and 21 Little Woodcote Lane is also quite narrow, although somewhat wider than the proposed separation between the new house and its neighbours; and No 21a benefits from the space on its side with 23 Little Woodcote Lane. The spacing between 21a and 21 Little Woodcote Lane is, nevertheless, not characteristic of the pattern of spacing between dwellings in the lane, and to repeat it with even narrower gaps on the application site would be harmful to the wider character of the area.
8. The insertion of a new dwelling between existing buildings would therefore appear cramped and would harm the character and appearance of the area, contrary to Policy 7.4 of the London Plan 2016 and Policy 28 of the Sutton Local Plan 2018, which require new development to respect the local context and make a positive contribution to the street frontage.

Conclusion

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

Guy Davies

INSPECTOR