
Appeal Decision

Site visit made on 20 October 2020

by R E Jones BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th November 2020.

Appeal Ref: APP/H5960/D/20/3256817
20 Festing Road, London SW15 1LP

- 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 and Mrs G Watts against the decision of the Council of the London Borough of Wandsworth.
 - The application Ref 2020/0178, dated 18 January 2020, was refused by notice dated 22 June 2020.
 - The development proposed is described as: Extension to existing pod on rear addition roof. Re-introduction of single chimney stack to front left parapet.
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Decision

1. The appeal is allowed, and planning permission is granted for extension above part of two-storey rear addition and installation of single chimney stack to front left parapet at 20 Festing Road, London SW15 1LP, in accordance with the terms of the application Ref 2020/0178, dated 18 January 2020, and subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved drawings: 638.06A, 638.07A, 638.08A, 638.09A, 638.10A, and 638.11A.
 - 3) The external materials to be used in the construction of the extension hereby permitted shall match those used in the existing dwelling.
 - 4) Prior to the first occupation of the development the window in the south elevation at 2nd floor level of the development shall be obscure-glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window shall so be maintained and retained as such.

Procedural Matter

2. In allowing this appeal, I have used the development description referred to in the appeal form and the Council's refusal notice, as this more accurately describes the development proposed.

Main Issues

3. The main issues in this appeal are;
 - i) the effect of the proposed extension on the character and appearance of the host property and surrounding area; and
 - ii) the effect of the proposed extension on the living conditions of No 18 Festing Road, with particular reference to daylight/sunlight and outlook.

Reasons

Character and Appearance

4. The appeal property comprises a mid-terrace dwelling. A two-storey outrigger with a pitched roof projects from the rear of the property. It adjoins a similar structure at No 22 Festing Road (No 22) next door. Both outriggers have been extended vertically, with a flat roof box extension above part of the appeal property outrigger, while a larger mansard style extension with rear dormer window projects above that of No 22. I noted during my site visit, that many rear outriggers along the terrace have also been extended vertically.
5. The proposal would adjoin the existing box extension and extend across the length of the outrigger. It would have a mansard form with sloping side and rear elevations. Whilst the proposal would add to the overall scale and mass of the dwelling, it would be set down from the main roof line to appear subordinate. Moreover, the chamfered side and rear roof planes of the extension reduces its bulk ensuring that it would not dominate the rear of the dwelling.
6. In terms of the wider context, the proposed extension's mansard roof profile and slate finish would appear consistent with the design and appearance of similar additions along the rear of the terrace that rise above the outriggers. Although the proposal would be longer than some of these neighbouring additions, it would nevertheless have an acceptable appearance that would be sympathetic with the surrounding character of the area.
7. The Council has raised concerns that the length of the proposed extension results in the loss of the original profile of the outrigger to the detriment of the character and appearance of the host terrace. However, these original roof profiles have largely been altered, while their appearance has been diluted by the assortment of additions that characterise the rear of the terrace. Some of these may not have had planning permission or were approved under earlier policies or guidance, yet, they are nonetheless a feature of the terrace.
8. I note the guidance in the Council's Supplementary Planning Document – Housing 2016 (SPD) where it advises that roof additions extend only 50% of the length of rear extensions. However, this 'rule of thumb' relates more to the protection of neighbouring living conditions, rather than guidance on visual appearance.
9. Therefore, the proposed extension would not have a harmful effect on the character and appearance of the host property and surrounding area. It would comply with Policies DMS 1 and DMS 5 of the Wandsworth Local Plan - Development Management Policies Document 2016 (the Local Plan), which amongst other considerations, require extensions to contribute positively to

local character, be well designed, use appropriate materials and not dominate the original building. It would also comply with the SPD, where it requires rear extensions to respect the shape and form of the existing house and not be over dominant.

Living Conditions

10. There are existing first floor windows in the rear and side elevation of the adjoining property at No 18 Festing Road (No 18). The existing extension above the outrigger at the appeal property already has an enclosing presence on these neighbouring windows, as does the roof parapet that rises above this extension. The proposal which would be sited further away from these windows is unlikely to alter the existing outlook significantly or result in any adverse harm to the occupiers of the rooms these windows serve.
11. Due to the existing presence and close proximity of No 20's outrigger and roof extension, the daylight received by those first-floor windows at No 18 would not be adversely harmed by the proposal, over and above the current situation. Furthermore, as the proposed extension would be to the north of No 18, it would not result in a loss of sunlight to rear windows at that property.
12. The proposed extension would have an acceptable effect on the living conditions of No 18, with particular reference to daylight/sunlight and outlook. It will therefore comply with Policy DMS 1 of the Local Plan, where it requires proposals to not harm the amenity of occupiers of nearby properties.

Conditions

13. I have had regard to the Council's suggested conditions, amending or omitting them where necessary for clarity and to ensure compliance with the tests set out in paragraph 55 of the Framework.
14. A condition that relates to the standard time limit for commencement of development will be included. A schedule of plans condition that the development relates to is necessary for the avoidance of doubt and in the interests of certainty. A condition relating to the construction of the extension in materials to match is necessary to safeguard the character and appearance of the area. A condition requiring the obscure glazing of the side bathroom window in the extension is necessary in order to protect the privacy of neighbouring residents.

Conclusion

15. For the reasons outlined above, I conclude that the appeal should be allowed.

R. E. Jones

INSPECTOR