

Appeal Decision

Site visit made on 6 November 2020

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 November 2020

Appeal Ref: APP/T5720/D/20/3250271

47 Leeward Gardens, Wimbledon Park, London SW19 7QR

- 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 Mrs A Annand against the decision of the Council of the London Borough of Merton.
 - The application, Ref. 19/P4220, dated 26 November 2019 was refused by notice dated 24 January 2020.
 - The development proposed is loft rooms including new rear dormer and raised ridge line.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed roof alterations on the character and appearance of the host terrace and the street scene of Leeward Gardens.

Reasons

3. At my visit to the appeal dwelling and its surroundings I observed that Leeward Gardens as a whole has been developed with blocks of terraced houses of three or so different designs. Each design type has its own characteristics, but a common denominator for the overall development is that the houses within each type display a rigorous uniformity of appearance in terms of windows, doors, roofs and external materials.
 4. No. 47 is at the end of the terrace of Nos. 41-47, albeit that Nos. 41 & 42 are set back further from the road, resulting in the five houses of Nos. 43-47 reading together as a visually cohesive group. The appeal scheme, although modified from refused application ref. 19/P2328, would involve a 920mm extension of the roof slope to the rear of the existing ridge line and result in a 430mm increase in ridge height.
 5. For the appellant it is argued that from the road the increase in ridge height would be perceived as 'marginal' and any adverse effect further minimised by its containment within the parapet walls. However, the linear form of the development enables views from a great many vantage points, both inside and outside a number of the other houses and from the road itself. And such is the uniformity of the terrace roofscape and the consistency of the ridge in Nos. 43-
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- 46, I consider that the alteration would in fact be clearly noticeable, especially as the eye would also be drawn by the proposed insertion of three roof lights.
6. Furthermore, if I were to allow this appeal it would be difficult for the Council in all fairness to resist other such ad hoc alterations to the terrace roofs in Leeward Gardens to achieve more living space, thereby incrementally exacerbating the harm caused to character and appearance of the development.
 7. I have taken account of the submissions in the grounds of appeal that the Council has in one respect misinterpreted the plans and that policy support for the proposal can be found at both national and local level. However, for the reasons explained I consider that there would be conflict with Policy CS14 of the Merton Core Strategy 2011; DM D2 & DM D3 of the Merton Sites and Policies Plan 2014, and Section 12: Achieving Well-Designed Places' of the National Planning Policy Framework 2019.
 8. The appeal is therefore dismissed.

Martin Andrews

INSPECTOR