



Appeal Decision

Site visit made on 17 November 2020

by Michael Evans BA MA MPhil DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 December 2020

Appeal Ref: APP/L5240/D/20/3255957

44 Abbots Lane, Kenley CR8 5JH

- 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 Thomas Jupp against the decision of the Council of the London Borough of Croydon.
 - The application Ref 20/00996/HSE, dated 1 March 2020, was refused by notice dated 16 June 2020.
 - The development proposed is the erection of a two storey side extension, two storey side/rear extension, dormer to rear roof slope and alterations to existing garden level, following demolition of side and rear single storey extensions and existing garage.
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Preliminary Matter

1. The Council has placed an informative on the decision notice which indicates concern that the position of the existing dwelling is shown differently on the site plan and location plan. The proposed site plan has dotted lines that could reasonably be assumed to comprise the outline of the existing dwelling but these lines are fairly unclear and do not correspond to the footprint shown on the existing floor plans.
2. Nevertheless, there is no reason to believe that the position of the proposed dwelling is inaccurately shown on the site plan, or that the existing and proposed elevations and floorplans are inadequate. The position of the existing dwelling relative to the proposed enlargement is clear from a consideration of the existing and proposed floor plans. In these circumstances, I consider that the plans adequately depict the proposed development. Moreover, the Council clearly considered the plans sufficient to enable a decision to be made as it determined the application and there is no reference to any concerns with the plans in the reason for refusal itself.

Decision

3. The appeal is allowed and planning permission is granted for the erection of a two storey side extension, two storey side/rear extension, dormer to rear roof slope and alterations to existing garden level, following demolition of side and rear single storey extensions and existing garage, at 44 Abbots Lane, Kenley CR8 5JH, in accordance with the terms of the application, Ref 20/00996/HSE, dated 1 March 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 18/1670-01 Rev A, 18/1670-03 Rev C, unnumbered proposed site plan and location plan.
- 3) The development hereby permitted shall be constructed entirely of the materials details of which are shown on the approved plans stated in condition 2 and on the application form.

Main Issue

4. The main issue in this appeal is the effect on the character and appearance of the host dwelling and locality.

Reasons

5. The appeal concerns a two storey detached dwelling which is located on the inside of an approximately 90 degree bend in Abbots Lane. It is fairly modest in size and scale by comparison to the other generally larger detached dwellings in the vicinity. There would be additions to each side at two storeys, with their individual width being only about half that of the host dwelling at first floor level. That to the west would be set back from the front at first floor and that to the east over its full height. They would both have hipped roofs and a noticeably lower roof line than the top of the front gable. At the rear a catslide roof, with a dormer addition above, would be located between two storey hipped roof projections.
6. These factors would give the enlarged dwelling a significant degree of articulation and appreciably limit the perceived bulk, including when seen from the sides and rear. In these circumstances, matters such as the combined height, depth and width of the extensions, as well as their scale and bulk, would not be excessive. The east facing gable end would be altered to a hipped form, reflecting those of the extensions, including at the back. Together with the use of the same materials for the full extent of the enlarged dwelling, this would give a pleasantly unified and harmonious appearance.
7. The space between the flank of the enlarged dwelling and the adjacent property to the west would be compatible with the variation in spacing found within the vicinity. The dwelling would project closer to the footway to the east but still retain a gap sufficient to accommodate the width of a drive. Moreover, the dwelling does not appear as part of a consistent building line in this part of the street due to the distance from the nearest dwelling and intervening vegetation. Despite, the enlarged dwelling being set in a relatively small site, it would not be unacceptably out of line with the variation in plot sizes found in the surrounding area. In any event, such areas tend not to be readily apparent from the street and can, on the whole, only be assessed by looking at a plan.
8. Due to the above factors, the extended dwelling would not appear overly dominant, incongruous, visually intrusive or overbearing and not comprise overdevelopment. As a result, it is concluded that the character and appearance of the host dwelling and locality would not be harmed. The development would comply with Policies SP4 and DM10 of the Croydon Local Plan 2018 and Policies 7.4 and 7.6 of the London Plan. These intend, among other things, that development respects local character, is appropriate to its context and of high quality design.

9. The development would respond to the character of the host dwelling and due to matters such as lower roof lines and set backs achieve subservience to it. In consequence, it would comply with the general thrust of the advice found in the Council's Suburban Design Guide, Supplementary Planning Document, 2019.
10. The National Planning Policy Framework (The Framework) indicates that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and good design is a key aspect of sustainable development. It is also indicated that decisions should ensure that developments are sympathetic to local character. Because a good standard of design would result in this case with the development being sympathetic to local character, the scheme would accord with the Framework.
11. Taking account of all other matters raised, it is determined that the appeal succeeds. A condition specifying the approved plans is necessary to provide certainty. The facing materials used should comprise those specified on the application form and the approved drawings in order to protect the appearance of the dwelling.

M Evans

INSPECTOR