
Appeal Decision

Site visit made on 27 November 2020

by Michael J Muston BA(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 December 2020.

Appeal Ref: APP/L5240/D/20/3250774

61 Harold Road, Upper Norwood, London SE19 3SP

- 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 Joanna Duchesne against the decision of the Council of the London Borough of Croydon.
 - The application Ref 20/00281/HSE, dated 21 January 2020, was refused by notice dated 27 March 2020.
 - The development is the demolition of the existing garage, and the erection of a two-storey side extension and single-storey rear extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The development the subject of this appeal has already taken place.

Main Issue

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

Reasons

4. Planning permission was granted to a development of the same description as the appeal proposal in 2017 (Ref 17/00202/HSE). However, the building works, now completed on site, have resulted in a finished product different in a number of ways from that approved scheme. In particular, the two storey extension is higher and larger. In addition, on the approved plans, the materials were stated as being to match the existing, whereas in a number of areas they do not.
5. This application was submitted to seek to regularise the completed works. The Council is not objecting to any of the variations in the size of the extensions, but solely to those elements of the materials that do not match the existing house and are visible within the street scene. From the delegated report, it is clear that this amounts to the windows and doors on the front elevation and the areas of painted render.
6. The appeal property is one of a row of ten semi-detached houses, dating from the mid-late 20th century, located on this side of Harold Road. A number of these houses have been extended and/or altered to the front. The front

elevations of these properties all feature brickwork on the ground floor, with tile hanging above, and white window and door frames. The side elevations are all of brickwork, on both storeys.

7. No 61, with the appeal scheme built out, has light brown window and door frames, and render on the top part of the front extension and on the side elevation. I agree with the Council that the window and door frames and the rendered area on the front extension make the alterations appear at odds with the rest of the house and out of keeping with the other houses on this side of Harold Road. The light colour of the render on the side elevation of the side extension adds to the appeal property appearing incongruous in its surroundings.
8. I conclude that the development has an adverse effect on the character and appearance of the area, contrary to Policies SP4.1, SP4.2 and DM10 of the Croydon Local Plan (2018), and Policy 7.4 of the London Plan, which, amongst other things, seek development that respects the existing materials of the surrounding area and has regard to the form of surrounding buildings.

Other Matters

9. The appeal site adjoins the Harold Road Conservation Area, which lies opposite the appeal site. The Conservation Area (CA) covers an area characterised by late Victorian villas, linked to the wider expansion of the area, following the expansion of the railways. Its significance stems in large part from significant groupings of substantially sized, late Victorian, elaborately detailed villas, laid out on wide sweeping roads and tree lined slopes.
10. The Council do not allege that the proposal would harm the character or appearance of the CA. I agree that the harm caused to the character and appearance of the area by the appeal scheme is localised and does not adversely impact on the CA or its setting.

Conclusion

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

Michael J Muston

INSPECTOR