
Appeal Decision

Site visit made on 4 June 2021

by S Poole BA(Hons) DipArch MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 July 2021.

Appeal Ref: APP/L5240/D/21/3270999

10 Crawford Crescent, Coulsdon, Croydon, Surrey CR5 3GL

- 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 Dharmendra Chandulal Vora against the decision of the Council of the London Borough of Croydon.
 - The application Ref 20/06193/HSE, dated 19 November 2020, was refused by notice dated 5 February 2021.
 - The development proposed is the retention of an air conditioning unit on the rear of the house.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The development described above has been carried out. As such this appeal relates to a planning application for retrospective planning permission.
3. In the interest of clarity I have used the description of development on the decision notice in the banner heading above.

Main Issues

4. The main issues are the effects of the proposal on:
 - (i) the character and appearance of the host property and the surrounding area; and
 - (ii) the living conditions of occupiers of neighbouring properties, with particular regard to noise disturbance.

Reasons

Character and Appearance

5. The appeal property is a 3-storey semi-detached townhouse that forms part of a relatively recently constructed housing development. Crawford Crescent comprises formally laid out and designed high quality housing facing an oval open space. The quality, formality and unity of the Crawford Crescent are matters to which I attach significant weight.
6. The appeal scheme comprises the installation of an air conditioning unit on the rear elevation of the appeal property between the first and second floor levels.

Whilst this is not visible from the street, the rear elevations of the houses contribute to the quality and formality of the area. Due to its size and elevated siting the air conditioning unit is an incongruous and unsightly element that has an unacceptable effect on the character and appearance of the appeal property, its attached pair and the surrounding area.

7. The appeal scheme therefore conflicts with Policies SP4 and DM10 of the Croydon Local Plan (2018) (LP) which, amongst other matters, require high quality design that respects and enhances local character. There is also conflict with the aims of Croydon's Suburban Design Guide Supplementary Planning Document (2019).

Living Conditions

8. The air conditioning unit is located close to the upper floor rear windows in the attached neighbouring house, 11 Crawford Crescent. Information regarding the level of noise generated by the air conditioning unit has not been provided by the appellant. Given its size and siting I consider it likely that on summer nights when the unit is in use and neighbours are likely to have their windows open, there would be unacceptable levels of noise disturbance.
9. The appeal scheme therefore conflicts with LP Policies DM10.6 and DM23 which seek to ensure that development that is likely to cause noise will not be detrimental to the health and amenity of occupiers of neighbouring land and properties.

Conclusion

10. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR