



Appeal Decision

Site visit made on 4 August 2021

by Alison Scott BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 August 2021

Appeal Ref: APP/H5960/D/21/3272567

3 Cobham Close, London SW11 6SP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant prior approval required under Article 3 and Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
 - The appeal is made by Mr Roda against the decision of the London Borough of Wandsworth Council.
 - The application Ref 2020/4484, dated 19 November 2020, was refused by notice dated 12 January 2021.
 - The development proposed is an application for an additional storey to a property. Additional storey under new Permitted Development Class AA.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. Since the time the appeal was submitted, the revised National Planning Policy Framework (the Framework) has been published in July 2021. My decision is made in the context of the revised Framework.
3. A Daylight and Sunlight Study dated 23 March 2021 was submitted with the appeal. The Council have commented on its findings and conclude that had this information been forthcoming with the original submission, it would have negated the second reason for refusal. I have no reason to dispute the Council's view on the matter and therefore the effect of the proposal on the living conditions of Number 41 Halston Close are not in dispute.

Main Issue

4. The main issue is the effect of the proposal on the external appearance of the dwellinghouse.

Reasons

External Appearance of the dwelling

5. The immediate area is characterised by two storey dwellings along short terraces located in blocks that appear to be built as a planned estate in recent times.

6. The appeal property is located in a row of virtually identical house types although a feature of the row is the end house of 41 Halston Close. It sits perpendicular to the appeal property. Whilst it is part of the terrace, it returns onto Halston Close as it is orientated in a different direction to the rest of the row.
7. From what I saw when I visited, the appeal building has evidently been designed to form an integral part of the terrace of two storey houses. The façade of the building and the disposition and proportion of the door and window openings, and its other architectural features, would have been designed with this in mind.
8. The proposed materials and roof cover would correspond with the host dwelling. The fenestration pattern would also align with the existing fenestration. Whilst overall, the architectural detailing would match that of the existing dwelling, the additional storey would significantly add to the height of the building. The resultant eaves and roofline would obtrusively project above that of the neighbouring houses.
9. By adding an extra floor above, the development as proposed would fundamentally alter the architectural composition of the property within this street context and consequently would have a harmful effect on the external appearance of the dwellinghouse as a result of its inconsistency with the remainder of the terrace.
10. It would therefore result in the property appearing prominent and incongruous thus would unacceptably harm the character and appearance of the local area.
11. To conclude, the proposal would not comply with Policy IS3 of the Wandsworth Local Plan Core Strategy 2016, and policies DMS 1 and DMH 5 of the Development Management Policies Document 2016 and The Housing Supplementary Planning Document 2016 in their combined design aims. In addition, it would conflict with the Framework in its objectives to promote high quality buildings and to achieve well designed places.
12. The appeal is therefore dismissed.

Alison Scott

INSPECTOR