

Appeal Decision

Site visit made on 14 September 2021

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 September 2021.

Appeal Ref: APP/N5660/D/21/3274571
26 Sunset Road, London, SE5 8EA

- 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 Ciara Gregoriou against the decision of the Council of the London Borough of Lambeth.
 - The application Ref 21/00100/FUL, dated 11 January 2021, was refused by notice dated 26 March 2021.
 - The development proposed is roof alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a two storey semi detached dwelling. It has a prominent two storey bay-fronted front gable, which sits forward of that of the attached property, Number 24 Sunset Road.
 4. The appeal property is located in a residential area. The area is largely characterised by the presence of similar two storey semi-detached dwellings set back from the road behind short gardens and/or parking areas, with longer gardens to the rear.
 5. The set-back of the houses and the front garden areas combine with the presence of street trees to provide for a sense of spaciousness and greenery. Further, the similar design of the houses, including regular two storey bay-fronted front gables and the common use of brick, render and tiling, affords Sunset Road a distinctive and attractive sense of uniformity.
 6. During my site visit, I observed that many dwellings along Sunset Road have been altered and/or extended and that such changes tend to appear in keeping with and do not detract from the appearance of, host properties and the area's common attributes.
 7. The proposed development would raise the ridge height and pitch of the roof above the front gable to provide additional accommodation in the roof. In so
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doing, I find that the proposal would introduce a steep and tall gable roof that would draw attention to itself as a feature out of keeping with the identified attributes of the surrounding area.

8. Whilst the adjoining dwelling, No 24, has a tall gable roof, this sits back from the street and extends across the whole of the front of that property, resulting in a feature that does not appear unduly prominent. By way of contrast, the proposed roof would sit atop a narrower and more prominent gable and I find that this would exacerbate the harm arising by way of incongruity.
9. Further, the existing projection and form of the appeal property's front gable is similar to and sits comfortably alongside, that of its neighbour, Number 28 Sunset Road and in this way, makes a positive contribution to the area's attractive uniform qualities. By way of contrast, I find that the proposal would result in an uncharacteristic roof form that would jar with that of this neighbouring property and serve to emphasise the incongruous appearance of the proposed development.
10. Taking all of the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework and to Local Plan¹ policies Q5 and Q11, which together amongst other things, seek to protect local character.

Conclusion

11. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Lambeth Local Plan (2015).