
Appeal Decision

Site visit made on 10 November 2021

by Steven Hartley BA (Hons) Dist.TP(Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 18 November 2021

Appeal Ref: APP/L5240/D/21/3277876

29 Wedgwood Way, Upper Norwood, London SE19 3ES

- 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 and Mrs Webb against the decision of the London Borough of Croydon.
 - The application Ref 21/00872/HSE, dated 22 February 2021, was refused by notice dated 14 April 2021.
 - The development proposed is a single storey rear flat roof extension and porch infill below an existing flat roof to front/side.
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Decision

1. The appeal is allowed, and planning permission is granted for a single storey rear flat roof extension and porch infill below an existing flat roof to front/side at 29 Wedgwood Way, Upper Norwood, London, SE19 3ES in accordance with the terms of the application Ref 21/00872/HSE, dated 22 February 2021, subject to the following conditions:
 - (i) The development hereby permitted shall begin no later than three years from the date of this decision.
 - (ii) The development hereby permitted shall be carried out in accordance with the following approved plans: Elevations and Floor Plans 0255/21/01A and Location Plan 0255/21/01A.
 - (iii) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed development upon the living conditions of the occupiers of 27 Wedgwood Way in respect of privacy, outlook and daylight.

Reasons

Living conditions

3. The appeal building forms part of a two-storey, link-detached, residential development with front and rear amenity spaces. It includes a flat-roofed,

single garage which extends beyond the rear elevation of the main dwelling and some 4.8 metres beyond the rear elevation of 27 Wedgwood Way.

4. The proposed extension of the garage by a further 1.8 metres would be used as habitable space within the main body of the home. It would be incorporated into a single-storey extension across the whole of the rear elevation of the property. There would be no windows in the side extension facing 27 Wedgwood Way.
5. 27 Wedgwood Way lies on the southern side of the appeal building. As such, the arc of the sun from east to west would not be significantly impacted by the proposed extension and for this reason, there would be no material loss of light to the occupants of number 27 Wedgwood Way.
6. The proposed extension, being an addition of approximately 1.8 metres to the existing side garage, with little or no addition to its height, would not result in any significant, adverse impact upon the living conditions of the occupiers of 27 Wedgwood Way in terms of outlook. Views from its main rear windows would be directly down the length of its rear garden.
7. As there would be no openings in the proposed side extension, I also find that there would be no adverse impact in terms of overlooking into the adjoining building or into its rear garden.
8. Therefore, I conclude that the proposed development would accord with policies SP4.2 and DM10.6 of the Croydon Local Plan 2018 and policy D6 of the London Plan 2021 which aim to protect the amenities of the occupiers of adjoining properties, including overlooking, adequate daylight and general well-being, and with the Suburban Design Guide Supplementary Planning Document (2019), which also aims to protect the amenities of the occupiers of adjoining properties.

Planning conditions

9. I have imposed the standard time condition and a condition to ensure the development is in accordance with the approved plans in the interests of certainty. In the interests of good design, it is necessary to impose a matching materials condition.

Conclusion

10. The proposal accords with the development plan for the area. I therefore conclude that the appeal should be allowed.

Steven Hartley

INSPECTOR