
Appeal Decision

Site visit made on 9 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/21/3279208

17 Wortley Road, Croydon CR0 3EB

- 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 Kanapathipillai Sivasankar against the decision of the London Borough of Croydon.
 - The application Ref:21/01687/HSE, dated 22 March 2021, was refused by notice dated 24 May 2021.
 - The development proposed is a loft room extension to have an additional room.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. A revised National Planning Policy Framework (the Framework) was published in July 2021, and this post-dates the Council's refusal notice. As part of the determination of this appeal, the main parties have been afforded an opportunity to comment upon the implications of this change for the purposes of determining this appeal. I have determined this appeal in accordance with the relevant parts of the development plan including the Framework.

Main Issue

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

Reasons

Character and appearance

4. Wortley Road is composed of mainly residential properties of varying designs but mostly with two storeys and with pitched unbroken roof slopes. Buildings are generally set back from the pavements by small front amenity spaces, mainly with low boundary walls. External materials vary and include render of different colours and brick. There is an absence of vegetation and with cars parked on the highway.
5. The appeal property is an end, two storey terrace. The terrace is set in a line with other properties along the road, but unlike the majority of properties in

the area, it has a flat roof under a small parapet when viewed from Wortley Road. The roof to the rear of the property has a complex appearance with varying roof slopes giving a butterfly roof appearance.

6. The terrace, when seen from the front elevation, has a simplicity of design and where the roof and parapet gives it a uniform and balanced appearance.
7. The proposed development would introduce an extension to one end of the terrace, and even though it would be set back from the front elevation by some 1.7 metres, it would break the simplicity of the existing roof and would result in an unbalanced appearance to the terrace, thereby unacceptably detracting from the character and appearance of the area.
8. The appeal development would not be visible from public vantage points when viewed from the rear when it would appear as an infill to the butterfly roof. It would not adversely affect the existing appearance of the roof-scape at this point. Nevertheless, this would not overcome or offset the harm of the proposed development to the character and appearance of the area when viewed from Wortley Road.
9. Therefore, I conclude that the proposed development would not accord with policies SP4.1 and DM10.1 of the Croydon Local Plan 2018. While policy DM10 seeks to achieve a minimum height of 3 storeys, it also requires development to be of a high design quality. The proposed development would also conflict with policy D3 of the London Plan 2021, with chapter 12 of the Framework and with the Council's Suburban Design Guide Supplementary Planning Document 2019, all of which aim to ensure good design which contributes to local character and appearance.

Conclusion

10. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Steven Hartley

INSPECTOR