



Appeal Decision

Site visit made on 10 November 2021

by J Ayres BA Hons, Solicitor

an Inspector appointed by the Secretary of State

Decision date: 15 DECEMBER 2021

Appeal Ref: APP/L5240/D/21/3277017
10 Manor Wood Road, Purley CR8 4LE

- 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 Flora Obi against the decision of the Council of the London Borough of Croydon.
 - The application Ref 20/03354/HSE, dated 28 July 2020, was refused by notice dated 1 April 2021.
 - The development proposed is retrospective application for a roof alteration and dormer windows.
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Decision

1. The appeal is allowed, and planning permission is granted for retrospective application for a roof alteration and dormer windows at 10 Manor Wood Road, Purley CR8 4LE in accordance with the terms of the application, Ref 20/03354/HSE, dated 28 July 2020, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Elevations 010/MR/004; Elevations 010/MR/003; Roof plan 010/MR/002; Elevations 010/MR/005; Floor plans 010/MR/001; Elevations 010/MR/006.
 - 2) 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.

Preliminary Matter

2. The works described have been carried out and the application was made retrospectively, I have therefore considered the appeal on that basis.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. Manor Road is a residential street, dwellings are generally detached or semi-detached, of a generous size set within large plots. Manor Road slopes downwards towards Smitham Downs Road and the change in land levels is experienced along the length of the road. The properties range in size and design, however the change in land levels allows for each respective property

to sit comfortably within its own plot. The large gardens to front and rear of the houses provides an array of soft landscaping features to include mature trees and some hedges.

5. The host dwelling is a large, detached dwelling, which is characteristic of the development in the street. It sits within its own generous plot with a garden that slopes away from the house to the rear. The most prominent element of the extension is the change to the roof form, however due to the scale of the host dwelling the roof alterations sit comfortably within its overall mass. The separation distances between the dwellings to either side further aids this as it allows for a significant level of space around the host dwelling such to provide a functional and visual break in development. There is no particular roof design that is dominant within the street, and the dwelling with its alterations does not conflict with the character of the area.
6. Accordingly, I find that the development sits comfortably as part of the host dwelling and wider street scene. It therefore complies with Policy D3 of the London Plan (2021) and Policy DM10 of the Croydon Local Plan (2018). Collectively these policies seek to ensure that design is of a high quality which respects the massing and appearance of the surrounding area. Whilst the proposal would not strictly comply with Section 4.21 of the Suburban Design Guide in respect of the width of the loft extension, I consider that this conflict with the guidance would be minimal and would not justify a reason for refusal.

Conclusion and conditions

7. I have included a condition stating the plans for certainty, and a condition relating to materials in the interest of the character of the area. As the development has commenced, I have not included a commencement condition.
8. I have found that the proposal would comply with the development plan when taken as a whole. For the reasons above I conclude that the appeal is allowed.

J Ayres

INSPECTOR