The Planning Inspectorate

Appeal Decision

Site visit made on 29 November 2021

by Tamsin Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 December 2021

Appeal Ref: APP/L5240/D/21/3277820
16 Howard Road, Coulsdon, Surrey CR5 2EA

- 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 Ahsan Saleem against the decision of London Borough of Croydon.
- The application Ref 21/01407/HSE, dated 10 March 2021, was refused by notice dated 14 May 2021.
- The development proposed is a hip to gable roof conversion with rear dormer, two-storey side and part rear extension. Single storey extension including a side annexe.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

3. The appeal property is a detached two storey dwelling located within a predominantly residential area. Dwellings along Howard Road vary in design, however many have hipped or gable roofs. The area is characterised by detached and semi-detached dwellings set behind front gardens/parking areas. The host dwelling is a traditional design with a single projecting gable and bay windows under a hipped roof.

4. The existing dwelling is modest in scale and the proposal would considerably enlarge the dwelling. The introduction of a large flat roof dormer window to the rear, along with the creation of a flat roof element running across the entire width of the dwelling would appear discordant with the traditional character and appearance of the host dwelling. Additionally, the placement and proportions of the front gable and window are not reflective of the existing traditional windows, resulting in a dominant and discordant feature in the street scene.

5. Whilst reasonably localised in its extent, the effect of the scheme would be to unacceptably diminish the character and appearance of the host dwelling and the character and appearance of the surrounding area.

6. I therefore conclude that the proposed development would harm the character and appearance of the host dwelling and the surrounding area. It would

therefore conflict with Local Plan[1] (2018) policy DM10 and the guidance contained within the Suburban Design Guide[2] (2019) which seek, amongst other things, to ensure that development is of a high quality design, subservient to the host building The proposed development would also be contrary to policy D6 of the London Plan 2021 which seeks high quality design and paragraph 130 of the National Planning Policy Framework which seeks to ensure developments are visually attractive and sympathetic to local character.

Other Matters

7. The existing house is too small for the appellant and their extended family, which includes caring for a relative. Whilst I have given the appellant's personal circumstances careful consideration, I am mindful of the advice contained in Planning Practice Guidance[3] that in general planning is concerned with land use in the public interest. It is also probable that the proposed development would remain long after the current personal circumstances cease to be relevant. For these reasons, I therefore find that this factor is not sufficient to outweigh the harm identified.

Conclusion

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

Tamsin Law

INSPECTOR

[1] Croydon Local Plan 2018
[2] Suburban Design Guide Supplementary Planning Document 2019
[3] Paragraph: 008 Reference ID: 21b-008-20140306