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## Appeal Decision

Site visit made on 22 December 2021

**by Elizabeth Lawrence BTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 12<sup>th</sup> January 2022**

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**Appeal Ref: APP/L5240/D/21/3287077**

**3 Rowan Gardens, Croydon, CR0 5QP**

- 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 & Mrs Rajanayagam against the decision of the Council to the London Borough of Croydon.
  - The application Ref 21/02734/HSE, dated 24 May 2021, was refused by notice dated 10 September 2021.
  - The development proposed is described as demolition of existing garage and replacement with new 2 storey side extension with new roof, windows and refurbishment works to existing house.
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### Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing garage and replacement with new 2 storey side extension with new roof, windows and refurbishment works to existing house, in accordance with the terms of the application, Ref 21/02734/HSE, dated 24 May 2021 and the plans submitted with it, subject to the following conditions:
  1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
  2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL\_001, PL\_010, PL\_011, PL\_020, PL\_021, PL\_100 14, PL\_101 14, PL\_200 14 and PL\_201 14.
  3. The materials to be used in the construction of the external surfaces of the extensions and refurbishment works hereby permitted, including their colour and tone shall match those used in the existing dwelling, other than the front door which shall accord with the details stated on the application form, unless otherwise approved in writing by the local planning authority.

### Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the host property and the local area.

### Reasons

5. The Appeal site is located on the edge of a modern, open plan housing estate which is characterised by uniformly designed and detailed detached and terraced single and two storey dwellings, with shallow pitched and hipped roofs. The dwellings feature neo Georgian details including, front door designs

framed by pediments and pilasters, and windows with glazing bars. They are primarily constructed from a mixture of white painted render and brick, with some uPVC cladding.

6. The appeal dwelling is consistent with this. It comprises a detached and symmetrically designed family house, with a central neo Georgian entrance, neo Georgian glazing bars and a shallow pitched, fully hipped roof. The dwelling is rendered at ground floor level, with brickwork at first floor level. To the side of the dwelling is a large detached garage with a flat roof.
7. The appeal dwelling sits on its own at the end of the cu-de-sac, where it is prominent in views from the entrance to Rowan Gardens. In front of the appeal dwelling is a row of parking spaces and on the opposite side of the road are flat roofed garages and tall close boarded fencing around the rear gardens of the adjacent dwellings in Radcliffe Road.
8. On the northern side of the cul-de-sac is a row of terraced dwellings with similar neo Georgian detailing, which are constructed from brick, with some cladding at first floor level. They sit at right angles to the road, with a plain flank wall facing into the cul-de-sac. To the front of this flank wall is a garage court and fencing around the rear gardens of the adjacent properties.
9. To the west, beyond the terrace, is the rear of a flat roofed three storey flats development, with expansive areas of uncluttered glazing. This development is clearly visible through the gap between the appeal dwelling and the terrace.
10. As a result of these factors the character and appearance of Rowan Gardens is more varied than that of Radcliffe Road and is dominated by garaging, hard surfacing and tall fencing.
11. The National Planning Policy Framework 2021 (The Framework), states that good design is a key aspect of sustainable development. Consistent with this, collectively Policy D3 of the London Plan 2021 (The London Plan) and Policies SP4 and DM10 of the Croydon Local Plan 2018 (LP) seek to ensure that new development is designed to a high standard, respects and enhances local character and contributes positively to the public realm.
12. The Croydon Suburban Design Guide (SPD), advises that residential extensions should respond to the character of the host building and maintain the rhythm of the street scene. Spaces to the side of buildings and the symmetrical elements of the front elevation should be retained. It recommends that the proposed ridge lines are lower than the host building and their front building lines are recessed. Materials should respond to local character, although contemporary materials can be used where they provide a contrast and enhance the qualities of the environment.
13. With the proposal the detached garage would be removed and replaced with a large two storey extension, which would follow the front building line and roof lines of the host dwelling. This would ensure that it appears as an integral part of the existing dwelling, rather than an obvious extension. It would respect the character and appearance of the adjacent terrace and the estate as a whole. Whilst this does not accord with the advice in the SPD, recessed front building lines and split ridge lines are not a feature of Rowan Gardens or this part of the estate. The overall mass of the resultant dwelling would be comparable to

- nearby pairs of semi-detached houses and would be smaller than the adjacent terrace.
14. Whilst the resultant building would project closer to the side boundary, there would still be a generous sized gap between the proposed flank wall and the adjacent dwellings in Delmey Close. The intensity of development would respect that of the development in the immediate and wider area and the dwelling would continue to appear spacious both on the plot and within the street scene.
  15. The dwelling would remain rendered at ground floor level with brickwork above, although the height of the render would be increased and would finish mid-way between the ground and first floor windows. In itself this would not look out of keeping with the local environment, particularly as the flats development to the rear has render up to the first-floor windows.
  16. To the rear of the two storey extension would be a flat roofed single storey extension which would project into the rear garden by less than two metres. Where it could be seen from Bracewood Gardens, it would be seen against the backcloth of and as part of the proposed two storey extension. There would be a similar flat roofed extension across the northerly half of the front elevation, which would include an integral canopied entrance and aluminium framed, glazed front door. Flat roofed front extensions, including some with covered entrances, are a feature of the estate and there are numerous flat roofed garages within Rowan Gardens. Accordingly, the siting and form of the front extension would not be out of keeping with the host dwelling, the street scene or the local area.
  17. The alignment, size and proportions of the proposed first floor and two of the ground floor front windows reflect those of the host dwelling and other pairs of semi-detached houses within the estate. The proposed window in the front single storey extension would be deeper and wider. However, it would replace the existing deeper and wider bay window and there are wider windows and large garage doors within other front extensions within Radcliffe Road. Also, it would be seen within the context of the wide windows within the adjacent flats development.
  18. The appeal dwelling sits on its own and the proposed large rear two storey window would sit comfortably within the wide rear elevation. The upper part of this window would be prominent in views from Bracewood Gardens. However, this road is located between the flats development and the rear of the dwellings within Delmey Close and Rowan Gardens which have varied glazing styles. It is an area where the character and appearance of buildings is more diverse and within the area as a whole there are a number of contemporary dwellings with large areas of glazing on their front elevations. As a consequence, the proposed large rear window would not look out of place on the rear elevation of the host property or within its immediate and wider setting.
  19. The materials to be used for the new and replacement windows are not stated on the application form, although the submitted drawings state that the windows would match the existing and would be white or light grey in colour. The existing windows in the appeal dwelling are double glazed with white uPVC frames. White uPVC is similarly used throughout Rowan Gardens and Bracewood Gardens, as well within the adjacent part of Radcliffe Road. As the

predominant colour in the locality white window frames would be appropriate to use for the proposed scheme. Whilst the appellant has suggested the use of light grey window frames as an alternative, they are not characteristic of the locality and few details are provided regarding their precise colour and tone. As such, it has not been demonstrated that their use would reflect and respect the character and appearance of the street scene. I am satisfied that this is a matter that could be dealt with by a condition which requires the colour of window frames to match those of the host building, unless otherwise approved in writing by the local planning authority.

20. Whilst the appeal dwelling, the adjacent terrace and much of Radcliffe Road have white glazing bars, the flats development does not have glazing bars and a number of nearby dwellings do not have white glazing bars on their rear elevations.
21. Taking this into account together with the individual siting and immediate setting of the appeal dwelling; its intervisibility with the adjacent flats development; and the size, proportions, design and appearance of the resultant dwelling, I consider that subject to the use of white coloured uPVC frames, the resultant dwelling would be well balanced and would retain a strong sense of symmetry and uniformity. Overall, the proposal would be well designed and would be readily assimilated into the street scene and local area.
22. The council has suggested the imposition of conditions relating to the use of matching external materials and adherence to the submitted drawings. I consider that both of these conditions are necessary to ensure the proposal respects the host building and the street scene and in the interests of certainty. However, I have amended the wording of the suggested materials condition to allow for the proposed aluminium framed front door and to require the use of white uPVC framed windows.
23. I conclude on the main issue that the proposal would not harm the host dwelling and would respect and make a positive contribution to the character and appearance of the immediate and local area. Accordingly, the proposal would comply with Policy D3 of The London Plan, LP Policies SP4 & DM10, the objectives of the SPD and The Framework.

### **Other matters**

24. The area is characterised by family sized dwellings and the proposal would increase the number of bedrooms from four to five. This would be unlikely to generate a substantial increase in noise, traffic or disturbance for local residents. The proposal would reduce the potential on-site parking for the occupiers of the appeal property. Notwithstanding this, the resultant garden area would be able to accommodate at least four cars which should be ample to meet the day to day needs of a 5-6 bedroom family dwelling.
25. As an extension to an existing dwelling, there is no reason to require the provision of additional storage facilities for refuse and recycling bins. Due to the nature and proximity of the planting alongside the appeal site, the proposal should not have a materially adverse impact of their health or retention.
26. Concerning daylight and sunlight, the proposed extension would be located approximately four metres from the boundary and considerably further from the dwellings in Delmey Close. Not only is there planting and outbuildings

within the gardens at Delmey Close, including in close proximity to the boundary with the appeal site, the gardens at Delmey Close are sited to the south of the proposed extension. According, the proposal would not result in a material loss of daylight or sunlight for the occupiers of the dwellings in Delmey Close.

27. It is appreciated that construction works frequently lead to some noise, congestion and disturbance for local residents. However, it is for a temporary period and only in exceptional circumstances would such nuisance amount to a reason for refusing planning permission.
28. The proposal does not include any resurfacing of the driveway and so this is a matter that falls outside the scope of this appeal. Appropriate surface water drainage to serve the area occupied by the proposed extensions is something that would be dealt with under the Building Regulations.

### **Conclusion**

29. In view of the conclusion on the main issue and taking into account all other matters the appeal is allowed.

*Elizabeth Lawrence*

INSPECTOR