
Appeal Decision

Site visit made on 20 April 2022 by S. Wilson LLB, MSc, LRTPI

Decision by L McKay MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 May 2022

Appeal Reference: APP/L5810/D/22/3292862

35 Westwood Road, Barnes, London, SW13 0LA

- 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 K O'Donoghue against the decision of the Council of the London Borough of Richmond Upon Thames.
 - The application Ref 21/4036/HOT, dated 24 November 2021, was refused by notice dated 12 January 2022.
 - The development proposed is described as: 'Roof alterations to create more usable spaces in loft. Change from hipped roof to gable end roof with x3 front dormers'.
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Decision

1. The appeal is allowed, and planning permission is granted for roof alterations to create more usable space in loft. Change from hipped roof to gable end roof with x3 front dormers at 35 Westwood Road, Barnes, London, SW13 0LA in accordance with the terms of the application, Ref 21/4036/HOT, dated 24 November 2021 and the plans submitted with it, subject to the conditions set out in Schedule 1 below:

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. Plan 21182-AD-04 A was submitted with the appeal, whereas the Council's decision letter states that the decision was based upon plan reference 21182-AD-04. I have written to the parties for clarification and the Council has confirmed that the decision was made using drawing reference 21182-AD-04 A. I have therefore considered the appeal on that basis.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the existing dwelling and the area.

Reasons for the Recommendation

5. The appeal property is one of a pair of semi-detached houses on Westwood Road. The subject pair are constructed in face brick, with hipped roofs covered with slate tiles. Both properties have large rear dormers with flat roofs and slate tile hung cladding. The appeal property also has front and side dormers.

6. The immediate vicinity of Westwood Road presents a majority of properties as pairs of semi-detached houses, with many examples of hip to gable roof extensions, side, and rear dormers. There is one example of a bungalow with front dormers in the immediate street scene but no other front dormers on two-storey properties in the immediate vicinity.
7. The existing three individual dormer extensions are positioned on three separate elevations of the roof slope, a feature which creates a disjointed and unbalanced appearance out of keeping with the surrounding area. It is clear in the Councils' House Extensions and External Alterations Supplementary Planning Document (SPD) that front roof extensions should be avoided; however, in this instance the front dormer already exists, and it is not disputed that it is now lawful.
8. The proposed front dormer would be large and dominant in the front roof slope, and would appear out of place in the street scene where there are no other similar front dormers. However, it does attempt to reflect the main design feature of the existing front gable and incorporate this into the front dormer roof design. It would therefore have a better relationship with the front gable than the existing dormer.
9. Viewed as a whole, the proposed hip to gable enlargement, combined with the other roof extensions, would rationalise the roofscape compared to the existing front, rear and side dormers. Although the formation of a gable end would not be symmetrical with the hipped roof of the attached dwelling, this is not uncommon in pairs of dwellings locally, and the proposal in its entirety would provide some balance to the roof, compared to the existing situation.
10. On balance therefore, taking all the above into consideration, whilst the proposed development would conflict with some guidance in the SPD, overall it would enhance the character and appearance of the existing dwelling and the area. The proposal is therefore consistent with Policy LP1 of the London Borough of Richmond Upon Thames Local Plan (2018) which requires development to respect, contribute to and enhance the local environment and character. Furthermore, it would comply with the National Planning Policy Framework (2021) requirement that development add to the overall quality of the area.

Conditions

11. In addition to the standard time period for commencement of the development, I have attached a condition requiring the development to accord with the approved plans, to provide certainty and precision. A condition requiring the use of materials matching the existing building is necessary to ensure an appropriate appearance for the development. A condition requiring the development to accord with the provisions of the Fire Safety Document received by the Council dated 30 November 2021 is necessary to ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12. Lastly, a condition requiring site vehicles and equipment to be run on ultra-low sulphur diesel is necessary to protect air quality and as such, the living conditions of occupants and neighbours.

Conclusion and Recommendation

12. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed subject to the conditions set out above.

Scott Wilson

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and agree with the recommendation. On that basis the appeal is allowed subject to conditions.

L McKay

INSPECTOR

Schedule 1

- 1) The development hereby permitted shall begin no later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 21182-AD-00; 21182-AD-01; 21182-AD-04 A; 21182-AD-OS; 21182-AD-05 B.
- 3) The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall match those used in the existing building.
- 4) The development must be carried out in accordance with the provisions of the Fire Safety Document received by the Council dated 30 November 2021 unless otherwise approved in writing by the Local Planning Authority.
- 5) During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra-low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel'). "Ultra-low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority. No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.