



Appeal Decision

Site visit made on 15 July 2022

by G Ellis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28TH June 2022

Appeal Ref: APP/H5960/D/22/3292492

The Lodge, Coppice Drive, London SW15 5BW

- 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 and Ms Muirhead & Watkins against the decision of the London Borough of Wandsworth.
 - The application Ref 2021/4514, dated 29 September 2021, was refused by notice dated 25 November 2021.
 - The development proposed is rear and front roof dormers and 3 no. Roof lights.
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Decision

1. The appeal is allowed, and planning permission is granted for rear and front roof dormers and 3 no. Roof lights at The Lodge, Coppice Drive, London SW15 5BW in accordance with the terms of application, Ref 2021/4514, dated 29 September 2021 and the plan 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 approved plans: 21032-PLA-002 REV000 – Site Plan, 21032-PLA-003 REV000 – Existing 1st Floor, 21032-PLA-002 REV000 – Site Plan, 21032-PLA-004 REV000 – Existing Elevations, 21032-PLA-005 REV006 – Proposed 1st and loft and 21032-PLA-006 REV003 – Proposed Elevations.
 - 3) 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.

Main Issues

2. The main issues are the effect of the development on the host property and the character and appearance of the area, including the Conservation Area.

Reasons

3. The site is part of the Willet Estate which is a suburban area of large detached and semi-detached Edwardian houses which lie within the Westmead Conservation Area (WCA). The area primarily comprises formal streets around an open space and has a pleasant, spacious, and well-maintained appearance. The Westmead Conservation Area Appraisal and Management Strategy (WCAA)

explains that the houses were built by a single builder but for individual clients. The properties either have a Neo- Georgian or Arts and Crafts appearance but those next to each other vary in design.

4. The Lodge is a detached two storey property accessed at the bend in the road between Coppice Drive and Longwood Drive. It is somewhat smaller than its neighbours and does not follow the regular layout; it is angled to the road and sited adjacent to the pavilion building within Roehampton Playing fields. The playing fields are surrounded by residential properties and a large proportion of the houses have dormer windows in the elevation facing towards the playing fields.
5. Both the proposed dormer windows would be positioned centrally and inset from the roof edges. They would extend over a large length of the roof slope, but they would have a modest projection and are not excessive. The largest dormer would be to the north-west elevation, facing towards the pavilion building. It would be partially visible in some views from within the playing fields, however it is the northeast elevation which is directly orientated towards the field and has a large prominent chimney feature. As such, I do not find the alterations to the roof would be extremely visible from within the playing fields, and nor does the property have a significant presence in the Coppice Drive /Longwood Drive streetscenes.
6. Whilst the WCAA indicates that new dormers to the front of a property would not normally be acceptable, it permits flexibility in less visible locations. The appellant has also referred me to a range of existing dormers within the vicinity and to several properties within Coppice Drive which have recently been granted planning permission for rooflights and dormer windows¹. These properties are different to The Lodge, but the scale of the windows to the individual roof slopes and the general designs of many of the dormers are comparable to the appeal proposals. It also, in my opinion, demonstrates that the area is seeing a period of change with a variety of alterations.
7. Overall, I find that dormer windows and rooflights are a prevalent roofscape feature and that the proposed additions to The Lodge would not be out of keeping with the visual appearance or character of the area. While I understand the Council's preference for smaller windows, I do not find that the proposal would add substantial bulk to the property or that they would be a dominant feature which would be harmful to the significance of the Conservation Area as a whole. Thus, the proposal would accord with Wandsworth Local Plan Development Management Policies DMS1, DMS2 and DMH5 and policies D3 and HC1 of the London Plan (2021). Together these seek to ensure that development provide a high-quality design, integrates with its surroundings, and conserves the significance, appearance, and character of heritage assets.

Conditions

8. I have imposed a condition specifying the relevant plans for certainty and in relation to external materials to ensure the satisfactory appearance of the development.

¹ Appellant's appeal statement – 3, 4, and 5 Coppice Drive,

Conclusion

9. For the reasons set out I conclude that the appeal should be allowed.

G Ellis

INSPECTOR