
Appeal Decision

Site visit made on 25 July 2022

by R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL

an Inspector appointed by the Secretary of State

Decision date: 23 August 2022

Appeal Reference: APP/L5240/D/22/3299509

4 Walburton Road, Purley CR8 3DH

- 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 S Chana against the decision of the Council of the London Borough of Croydon.
 - The application (reference 21/04695/HSE, dated 12 September 2021) was refused by notice dated 4 March 2022.
 - The development proposed is described in the application form as “extension over existing garage and external alterations”.
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Decision

1. The appeal is allowed and planning permission is granted for an extension over an existing garage, and external alterations, at 4 Walburton Road, Purley CR8 3DH, in accordance with the terms of the application (reference 21/04695/HSE, dated 12 September 2021), subject to the conditions set out in the attached Schedule of Conditions.

Main issue

2. The main issue to be determined in this appeal is the effect of the proposed development on the character and appearance of the host building and its surroundings.

Reasons

3. The appeal site is located within an extensive area of residential suburbs, to the west of the centre of Purley. The A237 runs through the area but Walburton Road is a quiet residential road, set with large, detached houses. The houses exhibit a considerable mixture of architectural styles, including some examples with classical features, some traditional English designs (with an “Arts and Crafts” approach) and some more contemporary architecture. The house at number 4 Walburton Road has some overtly “Tudor”, elements, with false timbering and “leaded lights”, for example. The houses are generally set back from the road, on large plots, among mature trees and shrubs, with trees in the verges of the road as well as in individual gardens.
4. Number 4 Walburton Road has a wide principal elevation, with a prominent gabled element at the front. This has a two-storey element on its east side

and another section with a lower ridge (and one-storey eaves) to the east of that. To the west of the main gable, there is a double garage that is separated from the main house by a passageway, although this is located behind a screen wall that connects the front elevation so that it extends across the site. The garage is a single-storey building with a roof that is almost flat, although it has a small pitched roof at the front, above the garage door.

5. It is now proposed that a first-floor extension should be built above the existing garage, together with some associated alterations.
6. The 'National Planning Policy Framework' (which was revised in July 2021) emphasises the aim of "achieving well designed places" in the broadest sense (notably at Section 12), while making effective use of land and encouraging economic activity. It is aimed at achieving good design standards generally, by development adding to the overall quality of the area and being visually attractive and sympathetic to local character and history, although it is also recognised that appropriate change may include increased densities.
7. Policies in the Development Plan reflect these basic concerns. In particular, Policy D3 of 'The London Plan' (dated March 2021) promotes a "design-led approach" to development, while Policies SP4 and DM10 of the 'Croydon Local Plan 2018' focus on "urban design and local character" and "design and character", respectively.
8. The Council's 'Suburban Design Guide Supplementary Planning Document' (dated 2018) is also relevant but it does not have the force of the statutory Development Plan.
9. The main element of the proposals would be the construction of a separate space above the garage, providing a "home office", together with a separate "rest room" and shower. This new element would be set apart from the main body of the house and it would have a lower eaves height (and overall height). It would be finished in material to match the existing house, with plain roof tiles and white rendered external wall finishes, overlaid with treated timber boards as false timbering. The garden wall would continue to link the outbuilding to the main house, binding together the whole composition.
10. The extension would be set back from the side boundary with number 6 Walburton Road by only a relatively small amount but, in this case, the overall effect would not be so out of keeping with the character of Walburton Road as a whole that it would materially harm the character or appearance of the surroundings.
11. The finished building would present a long elevation to the road but this elevation would be visually fragmented, with a variety of eaves and ridge levels, hips and gables that would combine together to provide an interesting design overall. The building is set behind a mature front garden and existing landscaping would act as a foil to the built development.
12. Buildings in the vicinity are very mixed in character, although they can take up most of the width of their plots, and the juxtaposition of different styles is not especially uncomfortable in its context. I am convinced that the appeal scheme would be in harmony with the host building and that it would not be out of keeping with the streetscene or visually harmful to the surroundings.

13. Evidently, the appeal site lies within an established urban area, which is “sustainable” in planning terms, and the proposed extension would be a modest but useful addition to the accommodation at number 4 Walburton Road. I have concluded that the project would not be in conflict with national or local planning policies (including the Development Plan) and that it is acceptable in planning terms.
14. In short, I am persuaded that the scheme before me can properly be permitted and, although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.
15. I have, however, also considered the need for conditions and, in imposing conditions, I have taken account of the conditions suggested by the Council in the usual way (without prejudice to their main arguments in the appeal), subject to modifications necessary, in my opinion, in the interests of clarity and enforceability. In particular, I have concluded that conditions are necessary, to define the planning permission and to ensure that quality is maintained.

Roger C. Shrimplin

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - drawing number MH-8253 (Existing Site Plan);
 - drawing number MH-8254 (Existing Layout);
 - drawing number MH-8255 (Existing Elevations);
 - drawing number MH-8256 (3D Views);
 - drawing number MH-8258 (Proposed Layout).
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.