



Appeal Decision

Site visit made on 6 September 2022

by Emma Worley BA (Hons) Dip EP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th October 2022

Appeal Ref: APP/L5240/W/21/3283882

101A Sanderstead Road, South Croydon, Surrey CR2 0PG

- 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 Philp Vencilas on behalf of RBB Building Ltd against the decision of London Borough of Croydon.
 - The application Ref 21/01303/FUL, dated 7 May 2021, was refused by notice dated 2 July 2021.
 - The development proposed is a loft conversion.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Whilst the address in the banner heading and on the planning application form is 101A Sanderstead Road the appeal site includes both 101A and 103 Sanderstead Road as the development extends across both properties.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal site includes a pair of 2 storey properties sited at the end of a terraced row of dwellings. There is a commercial use at ground floor with first floor residential accommodation above. The proposed loft conversion includes dormer windows and a roof extension to the two properties to create additional habitable space above the existing first floor flat.
5. The properties sit within a street scape of residential development fronting Sanderstead Road. The dwellings to either side include traditional pitched roof and hipped roof dwellings of varying architectural styles. The rear roof slopes of which are largely unbroken, with the exception of chimneys and a small number of outriggers which project to the rear of the appeal property and also nearby properties. This arrangement contributes positively to a pleasant sense of uniformity to the rear of the properties.
6. The existing 2 storey outrigger which projects to the rear of the properties is lower in height than the main roof of the host building and is therefore subservient in scale. The proposed extension to the roof of the outrigger would extend beyond the side facing roof slopes and would encompass, for the most

part, the entire length of the outrigger. It would also be greater in height than the existing ridge height of the outrigger, with a blank façade to the side elevations. As a result, the proposed extension would have the appearance of a flat roofed three storey extension to the rear of the property which would significantly alter the shape and form, as well as the scale of this element of the building.

7. As a consequence of its height, scale and design, the proposed roof extension to the outrigger would be an overbearing, visually incongruous feature, that would contrast with the generally unbroken roofscape characteristic of the area.
8. The roof extension would not increase the footprint of the building, nor would it be greater in height than the ridge of the main building. Furthermore, I note that the extension would be constructed using materials to match the existing building and would not be readily visible from the public domain, however these factors would not outweigh the harm identified above.
9. For the above reasons, I find that the appeal scheme would be harmful to the character and appearance of the area. Consequently, in this regard, it would conflict with policies SP4.1 and DM10 of the Croydon Local Plan 2018 which require, among other things, development to be of a high quality and to respect and enhance local character and contribute positively to the townscape, having regard to the surrounding area. The proposal would also fail to accord with guidance in the Council's Suburban Design Guide Supplementary Planning Document 2019 which seeks to ensure that extensions are of the highest design quality and of an appropriate scale.

Conclusion

10. For the reasons above, and having regard to the development plan as a whole, the appeal is dismissed.

Emma Worley

INSPECTOR