



Appeal Decision

Site visit made on 29 September 2022

by L Hughes, BA (Hons), MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 November 2022

Appeal Ref: APP/H5960/W/22/3298831

26 Luttrell Avenue, Wandsworth, London, SW15 6PF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr James Hope against the decision of London Borough of Wandsworth.
 - The application Ref 2022/0540, dated 12 February 2022.
 - The development proposed is a loft conversion with rear dormer and front Velux roof lights.
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Decision

1. The appeal is allowed and planning permission is granted for a loft conversion with rear dormer and front Velux roof lights at 26 Luttrell Avenue, Wandsworth, London, SW15 6PF in accordance with the terms of the application, Ref 2022/0540, dated 12 February 2022, 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: Proposed Elevations TP/BR/09/A/B, Block Plan BLOCPLAN/02/a/b, and Floor Plans TP/BR/07/A/B.
 - 3) All external materials used in the construction of the development hereby permitted shall match the type, texture, tone, colour, size and profile of those used on the existing building and shall be retained for the duration of the development.
 - 4) The rooflights hereby permitted shall be in-line and flush within the roof pitch.

Preliminary Matters

2. This is an appeal against non-determination of a planning application. The Council's statement clarifies that the application would have been refused if a decision had been made.
3. The dwelling benefits from an extant permission, reference 2022/0269 approved in March 2022, with the description: 'Alterations including erection of dormer roof extension to main rear roof (with French doors) and formation of roof terrace above two-storey back addition with 1.1m high screen surround.' That permission also included 3 Velux roof lights on the front roof slope. The

only amendments from that scheme compared to the current proposal relate to an enlargement of the rear dormer, and this is therefore the sole focus of my consideration.

4. During my site visit building works were underway, but I could not ascertain the size of the rear dormer under construction.

Main Issues

5. The main issue is the effect of the development on the character and appearance of the West Putney Conservation Area.

Reasons

6. The appeal site sits in a street of very similar dwellings. It comprises a 2 storey semi-detached period house, plus a rear garden with a road and school site beyond. The site is within the West Putney Conservation Area, and so I have a statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
7. The Area's special character is derived from the urban area of Putney Town and its Victorian and considerable Edwardian suburb. The site is located within the Westbury Estate, with the appeal side of Luttrell Avenue noted for the special characteristics of its dwelling frontages. The significance of the appeal site to the overall character of the Conservation Area is therefore related to its frontage and its contribution as a dwelling within the wider suburb. These aspects would not be directly affected by the introduction of a rear dormer.
8. The extant permission scheme was deemed to be in accordance with the Wandsworth Local Plan Development Management Policies (LPDMP) (2016) DMS1, DMS2, and DMH5, and the same policies have been submitted by the Council in relation to this appeal, plus the Housing Supplementary Planning Document (SPD) (2016). Policies DMS1, DMS2, and the SPD seek to ensure that scale, massing, and appearance of developments provide a high quality, sustainable design that contributes positively to local spatial character, plus that proposals affecting a heritage asset will take full account of the relevant Conservation Area Appraisal, and sustain the significance, appearance, character of the asset including considering conservation of specific features. Policy DMH5 requires development to use appropriate materials, and be of a size which remains subservient to its host property and not dominate it.
9. The Housing SPD specifically requires dormer window detailing to relate to the original building, and that their scale and location is carefully considered in relation to the exterior and architecture. It sets out the most appropriate design solution as a simple extension set below the ridge, above the eaves, and in from the sides, which should incorporate matching materials.
10. The proposed dormer is 1.4m wider than the extant permission, with the same fenestration and materials. Its form would be in accordance with the SPD guidance, and the overall massing would still be subordinate to its host. While it occupies more than half of the rear roof plane this would not unduly increase its prominence to the extent that it would become overbearing, or adversely affect the character of the rear streetscene. This is also because of the slightly higher party walls which would remain to either side. I find therefore that the

special characteristics and overall character of the Conservation Area would be preserved.

11. Within this rear view of Luttrell Avenue there are also other examples of rear dormers which resemble the appeal proposal to some extent, albeit dropped from the ridge line. While I have no evidence as to whether they are authorised, I find that their effect is not harmful or prominent overall which supports my conclusion.
12. The proposal would not harm the character or appearance of the West Putney Town Conservation Area and would not harm its significance as a designated heritage asset. As such, it would comply with policies DMS1, DMS2, and DMH5 of the Wandsworth LPDMP and the guidance in the Housing SPD.

Other Matters

13. I note the objection from the neighbour. This relates to a concern of an increased sense of overlooking and reduced privacy to their garden, resulting from the cumulative impact of the larger dormer and the roof terrace. As outlined above, a roof terrace already has extant permission, and the dormer has the same size of windows as that previously approved. I therefore find that no additional overlooking would be apparent compared to that previously approved.

Conditions

14. The Council has submitted the same conditions as for the extant permission, and I have imposed these subject to slight amendment to reflect paragraph 56 of the National Planning Policy Framework (2021) and the Planning Practice Guidance. A condition specifying the approved plans and timescale is necessary to provide certainty. Conditions specifying materials and flush Velux windows are necessary to safeguard the character and appearance of the Conservation Area.

Conclusion

15. For the reasons given above, and having regard to all other matters raised, I conclude the development accords with the development plan taken as a whole with no material considerations outweighing this, and therefore the appeal is allowed.

L Hughes

INSPECTOR