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## Appeal Decision

Site visit made on 5 January 2023

**by Philip Willmer BSc Dip Arch RIBA**

**an Inspector appointed by the Secretary of State**

**Decision date: 2 February 2023**

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**Appeal Ref: APP/L5240/D/22/3308538**

**44 Byron Road, Croydon, CR2 8DY.**

- 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 Qaiser Rashid against the decision of the Council of the London Borough of Croydon.
  - The application Ref 22/02051/HSE, dated 16 May 2022, was refused by notice dated 2 August 2022.
  - The development proposed is described as a rear loft extension including hip to gable extension and rooflights in front slope of roof.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. I consider the main issue to be the effect of the proposed development on the architectural integrity of the host property and thereby the character and appearance of the local area.

### Reasons

3. The appeal property, 44 Byron Road, is a two-storey semi-detached dwelling located in an area characterised by a mixed residential development. Many of the properties have been extended and altered over time. However, with only a couple of notable exceptions the road is still characterised by the hipped roof form of the original semi-detached pairs of dwelling.
4. Number 44 has previously been extended to the side, nevertheless this pair of houses retain their hipped roofs and therefore a significant degree of their original symmetry.
5. The appellant proposes a hip to gable roof extension and the construction of a large rear box dormer. The new second floor level accommodation, thereby created, would in part be lit by five new roof lights inserted in the front roof slope.
6. The proposed hip to gable addition would destroy the symmetry of the semi-detached pair and appear as a bulky and incongruous addition to both the dwelling and the semi-detached pair.
7. The box dormer proposed to the rear roof slope would extend from the new flank wall right across the full width of rear roof slope. It would extend from

just above the eaves line to the ridge of the roof. Due to the proposed dormer's size, three-dimensional form, massing and overall bland design it would appear as a large and inappropriate alien addition her.

8. The combination of the hip to gable extension and the large box dormer would result in new development subsuming the host property. Accordingly, the development as designed would cause significant harm to both the architectural integrity of the host property, the semi-detached pair and thereby the character and appearance of the wider area.
9. To allow the development would run contrary to the objectives of Policies D3 and D4 of the London Plan (Adopted March 2021) and Policies SP4 and DM10 of the Croydon Local Plan 2018 (Adopted 27 February 2018). All as they relate to, along with other things the quality of development and the need for it to respect and enhance the character of the area.

### **Conclusions**

10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Philip Willmer*

INSPECTOR