



Appeal Decision

Site visit made on 25 January 2023

by Robert Parker BSc (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th February 2023

Appeal Ref: APP/L5810/D/22/3306952

The Butts, Sandpits Road, Petersham, Richmond Upon Thames TW10 7DT

- 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 J Daniel against the decision of Richmond Upon Thames London Borough Council.
 - The application Ref 22/2008/HOT, dated 22 June 2022, was refused by notice dated 24 August 2022.
 - The development proposed is construction of corridor building to link the existing garden outbuilding with the main house. Replacement of the single-pitched roof over the outbuilding with a dual-pitched roof and rooflights, and installation of new glazing to the garden elevation of the outbuilding.
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Decision

1. The appeal is allowed and planning permission is granted for construction of corridor building to link the existing garden outbuilding with the main house and replacement of the single-pitched roof over the outbuilding with a dual-pitched roof and rooflights, and installation of new glazing to the garden elevation of the outbuilding at The Butts, Sandpits Road, Petersham, Richmond Upon Thames TW10 7DT in accordance with the terms of the application, Ref 22/2008/HOT, dated 22 June 2022, subject to the conditions set out in the attached schedule.

Main Issues

2. The main issues are:
 - a) whether the proposal would preserve or enhance the character or appearance of the Petersham Conservation Area; and
 - b) the effect of the proposed development on the living conditions of the occupiers of Sandpits House, with particular regard to outlook.

Reasons

Conservation area

3. The Butts is one of a pair of semi-detached dwellings within a small cul-de-sac in Sandpits Road, a no through road leading off the main village street. The road as a whole contains a variety of building ages, styles and use of materials. The mix of architecture creates an attractive gateway into the Petersham Conservation Area. The Ham and Petersham Conservation Area Character Appraisal and Management Plan (2008) (CAMP) describes the area in some detail, but highlights the well-defined and distinctive village form, semi-rural

character and the contributions made by a collection of exceptional Georgian mansions and the network of alleyways and footpaths within the village.

4. The proposed development would take place within the enclosed rear garden of the appeal property. It would comprise works to improve an existing outbuilding together with the construction of a glazed link to connect it to the main house. The Council raises no issue with the re-roofing of the outbuilding, or the proposal to alter fenestration on its southern elevation. The concerns relate to the link which is described as dominant, unsympathetic and incongruous.
5. I have not been provided with any information to suggest that glazed links are characteristic of the Conservation Area and moreover I saw no examples of this type of development in the locality. Nevertheless, the proposed link would be a discreet addition due to its modest height and lightweight appearance, and its position tucked up against the side garden boundary behind the dwelling. It would not be visible from public vantage points and would not affect any of the attributes identified within the CAMP as contributing to heritage significance. Whilst the proposal would make the garden slightly smaller, there would be no significant impact on the prevailing pattern of large gardens and low density housing.
6. I conclude that the proposal would preserve the character and appearance of the Petersham Conservation Area. There is no conflict with Policies LP1 or LP3 of the Local Plan (2018) insofar as these promote high quality design and development which conserves or makes a positive contribution to the historic environment of the borough.

Living conditions

7. The proposed glazed link would be built up against a masonry wall which forms the boundary with Sandpits House. This wall is topped with timber trellising which is attached on the neighbours' side. The new link structure would project above the wall by roughly 0.8m, but it would be no taller than the top of the trellis and would connect to the appeal property's rear single-storey extension just below the gutter line. The Council contends that the link would be visually intrusive, dominant and overbearing for the occupiers of the adjoining property. However, the neighbours' outlook would not be significantly different to existing, bearing in mind that views through the trellising are already partially blocked by trees and shrubbery. Sandpits House has a spacious garden and consequently the proposal would not increase the sense of enclosure.
8. Accordingly, I conclude that the proposal would not have an adverse impact on the outlook of the occupiers of Sandpits House. There is compliance with the requirement of Policy LP8 of the Local Plan that development should protect the amenity and living conditions for occupants of adjoining properties.

Conditions

9. In addition to the standard commencement condition, a condition is necessary to specify the approved plans in the interests of certainty. A further condition is needed to secure the use of matching materials, unless otherwise indicated on the drawings or application form. I have also attached the Council's suggested condition requiring the development to be carried out in accordance with the submitted Fire Strategy Statement, to ensure compliance with Policy D12 of The London Plan 2021.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

Robert Parker

INSPECTOR

SCHEDULE OF 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: Application Form and Drawing nos. PL-P002 REV A; PL-E001; PL-E002; PL-P201; PL-E100 REV A and PL-P100 REV B.
- 3) No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, unless otherwise indicated on approved drawings or within the submitted application form.
- 4) The development shall be carried out in accordance with the Fire Strategy Statement dated June 2022 produced by Harvey Wright Architects, unless otherwise agreed in writing by the Local Planning Authority.

*** END OF CONDITIONS ***