



Appeal Decision

Site visit made on 2 March 2023

by G Ellis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24th March 2024

Appeal Ref: APP/L5240/D/22/3313409

64 Kendall Avenue South, South Croydon, CR2 0QQ

- 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 Mrs Catherine Garrard against the decision of the London Borough of Croydon.
 - The application Ref: 22/03873/HSE, dated 16 September 2022, was refused by notice dated 1 November 2022
 - The development proposed is the alteration of roof to form gable end with flat roof and rear dormer.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Although worded different on the Council's Decision Notice and appeal form the description of development is taken from the planning application form.

Main issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the surrounding area.

Reasons

4. Kendall Avenue South comprises a mixture of properties, whilst the majority are semi-detached to each end are several detached properties. No.64 is located to the southern end with two detached bungalows beyond up to the junction with Victoria Avenue.
5. The appeal property has a fully hipped roof with a limited ridge length running perpendicular to the street. The proposal would alter the roof form and its orientation, creating gable ends to each side and accommodating a large box style dormer to the rear. While there are examples of other properties in the area which have added dormer windows or altered the hip to a gable end, these work with the existing roof form. In contrast, the proposed crown roof with a flat top would fundamentally change the appearance of the property and would significantly increase the bulk and scale of the roof. The resultant form would be both visually prominent and out of keeping with the prevailing character of the area.
6. I cannot agree with the appellant that the flat roof would not be especially visible as No. 64 is taller than its neighbours, and due to the spacing between

the properties the flank elevations are seen in views along Kendall Avenue South and from Victoria Avenue over the bungalows. The top heavy and incongruous appearance would be highly intrusive, disrupting the rhythm and pattern of development within the area.

7. The appearance of No.64 is different to its immediate neighbours, however there are other properties nearby, e.g., Nos. 52, 54 and 56 which have a similar roof form, and it is not particularly unusual. I accept that permitted development rights can enable large box style dormer windows to be inserted, but such provisions cannot be incorporated into the appeal property in its existing form. Moreover, each proposal is to be considered on its own merits and I find that the scale and design of the proposed alterations would fail to integrate with the existing property and would not positively contribute to the local character.
8. Therefore, in conclusion the proposal would be harmful to the character and appearance of the host property and the surrounding area. Thus, it would conflict with Policy D3 of the London Plan (2021) and Policies SP4 and DM10 of the Croydon Local Plan (2018) which together seek to ensure a high quality built environment which respects and enhances local character.

Conclusion

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

G Ellis

INSPECTOR