



Appeal Decision

Site visit made on 8 March 2023

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th April 2023

Appeal Ref: APP/L5240/D/23/3314332

2 Brickfield Road, Thornton Heath, CR7 8DS

- 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 E Eastman against the decision of the Council of the London Borough of Croydon.
 - The application Ref 22/04244/HSE, dated 11 October 2022, was refused by notice dated 7 December 2022.
 - The development proposed is a ground floor rear extension, and two storey side and rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a ground floor rear extension, and two storey side and rear extension at 2 Brickfield Road, Thornton Heath, CR7 8DS in accordance with the terms of the application ref 22/04244/HSE, dated 11 October 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: PLN01, PLN02, PLN03, PLN04, PLN05, PLN06, PLN07, PLN08, PLN09 & PLN10.

Main issue

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

Reasons

3. The appeal property lies at the end of a row of terraced houses fronting Brickfield Road, with properties fronting Northwood Road to the south. Due to a kink in Brickfield Road and the orientation of buildings in the area, the garden to the appeal property is notably wider than other houses in the vicinity, and is of an irregular shape. The proposed extension seeks to utilise this wider garden and the area to the side of the house with a design that sees a two storey addition that is stepped well back from the front elevation, with a further side

projection to reflect the widening site plot. This extension partly wraps around the rear of the house, where there is also a single storey element.

4. The form of extension is an appropriate response to how the property relates to its plot. The set-back of the extension from the front elevation reduces the visual impact upon the street when seen from Brickfields Road, whilst in views from the south the works would appear as a coherent and well-balanced composition: the staggered form of the extension is neatly balanced by the hipped roof sitting atop the extension which, being lower and a distinct element to the main roof, would not compete with the house or the wider terrace. Views from the south are of the existing flank elevation of the house and the well-considered approach to the form and design of the extension would not be intrusive to the area.
5. In making my appraisal I am also conscious that the Council have recently allowed a substantial extension to the house on the opposite side of Brickfields Road, at No. 1 (ref. 21/04100/FUL). The appellant has provided details of this permission from July 2022 which shows a two storey extension and roof addition, and change from a hip to gable end. Unlike the proposals at No. 2, this will follow the angled boundary line and hence has a very distinctive form and degree of visual presence on the area. The proposals at No. 2 will be seen in this context of change, which reinforces my view above that the appeal scheme is appropriate for the area.
6. The proposed works would therefore be a suitable change to the house that would fit comfortably within the context of the residential area. Policies DM10 and SP4 of the Croydon Local Plan 2018 seek to ensure a high-quality built environment and that new development is of a high standard of design appropriate to the local character of an area. Policy D3 of the London Plan 2021 seeks a design-led approach for new development. The proposals satisfy these policy objectives.
7. The siting, height, depth and scale of the proposed extensions would not give rise to any undue effect on the living conditions of adjoining occupiers. Therefore, for the reasons given above and having regard to all other matters, the appeal is allowed.
8. The Council set out in their Appeal Questionnaire a number of conditions they saw necessary to be attached in the event of the appeal being allowed. I have attached a condition requiring matching materials, to ensure a satisfactory appearance to the development, and a condition specifying the approved plans both in the interest of precision.

C J Leigh

INSPECTOR