

Appeal Decision

Site visit made on 17 April 2023

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 May 2023

Appeal Ref: APP/P5870/D/23/3317368

25A Brocks Drive, North Cheam, Sutton SM3 9UJ

- 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 Damian O'Connell against the decision of the Council of the London Borough of Sutton.
 - The application, Ref. DM2023/00009, dated 3 January 2023 was refused by notice dated 15 February 2023.
 - The development proposed is roof alterations.
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Decision

1. The appeal is allowed and planning permission is granted for roof alterations at 25A Brocks Drive, North Cheam in accordance with the terms of the application, Ref. DM2023/00009, dated 3 January 2023 and subject to the following conditions:
 - 1) The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this Decision;
 - 2) The development shall be carried out in accordance with the following approved plans: Drawing Nos. 25ADORM001 Rev. B & 25ADORM002 Rev. A;
 - 3) 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.

Main Issue

2. The main issue is the effect of the proposed roof alterations on the character and appearance of the host dwelling and surrounding streetscene of Chertsey Drive.

Reasons

3. The appeal dwelling occupies a corner position at the junction of Brocks Drive and Chertsey Drive. Permission was granted in 2001 under reference DM2021/00622 for a flat roofed dormer addition to the side roof slope adjacent to 25 Brocks Drive.
 4. This extension would have been positioned centrally on the roof plane and would not have altered the hipped roofs at the front and rear of the dwelling.
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The appeal scheme maintains the set back from the front hipped roof ridge as previously proposed, but seeks to increase the length of the dormer towards the rear to form a new gable end, albeit with a minimal set back of 0.3m. The Council's concern is that this gable would be an unsympathetic alteration to the original roof design and be perceived as harmful in views along Chertsey Drive towards Brocks Drive.

5. As with the previously approved scheme, the absence of a meaningful set down from the ridge and set up from the eaves results in the dormer being a somewhat dominant roof addition. However, the hip to gable would be confined to the south west side of the dwelling.
6. The effect of this siting would be to increase the distance from Chertsey Drive, with this offset position resulting in it being seen at a slightly oblique angle rather than as a prominent feature at the junction that draws the eye. In addition, the appeal permission granting No. 25A has resulted in an especially close proximity to No. 25 and this creates something of a terraced effect which blurs the distinction between the two buildings and the roofscape as a whole.
7. Overall, although the hip to gable extension is a bulky addition, I do not regard it as significantly harming the character and appearance of the host dwelling and the Chertsey Drive street scene in conflict with Policy 28 of the Sutton Local Plan 2016-31 adopted 2018 and Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021. This absence of noticeable harm is in marked contrast with the appellant's earlier plan for an additional bedroom with a dormer on the Chertsey Drive side of the dwelling and refused by the Council.
8. I shall therefore allow the appeal. A condition requiring the development to be carried out in accordance with the approved plans is needed for the avoidance of doubt and is in the interests of proper planning. A condition requiring matching materials will assist in the extension harmonising with the existing house and maintain visual amenity.

Martin Andrews

INSPECTOR