



Appeal Decision

Site visit made on 27 June 2023

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 8th August 2023

Appeal Ref: APP/L5240/D/23/3317503

60 Manor Wood Road, Purley, Croydon Surrey, CR8 4LF.

- 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 Roger Bullworthy against the decision of the Council of the London Borough of Croydon.
 - The application Ref 22/05069/HSE, dated 6 December 2022, was refused by notice dated 26 January 2023.
 - The development proposed is the erection of first floor side extension with alterations.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of first floor side extension with alterations at 60 Manor Wood Road, Purley, Croydon Surrey, CR8 4LF in accordance with the terms of the application, Ref 22/05069/HSE, dated 6 December 2022, and the plans submitted with it, 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, drawings: 22-05/OS01 rev C, EX01, EX02, PR01 and FP01.

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 area.

Reasons

3. The appeal property, 60 Manor Wood Road is a two-storey detached house located in a large garden plot. The area is characterised by an eclectic mix two-storey dwellinghouses of similar size on comparable sized plots.
4. The appellant proposes the construction of a flat roofed first floor extension over the existing garage, shower room, utility room and part of the kitchen at ground floor level. The external materials would match those of the existing

house, including the expressed timber framing detailing to the street elevation. The flat roof would align with the eaves line of the pitched roof of the main house. Due to the existing ground floor plan the proposed addition would line through with the main gable of the house facing the street but would project further into the rear garden than the original rear wall of the host property.

5. As identified by the Council the proposed first floor addition would be consistent with other first floor extensions in the vicinity of the appeal site. However, it considers the projection beyond the principal elevation at first floor level would be an insubordinate and incongruous addition to the host building which would be detrimental to the character and appearance of the property and wider area.
6. I acknowledge that the proposed extension would project in beyond of the front wall of the first-floor study, a relatively narrow element in the overall composition of the street façade. However, it would not project further towards the street than the main first floor gable, a wider and more imposing element of the front elevation at first floor level.
7. In my judgement, for the above reasons, the projection of the proposed extension as designed would not appear as an incongruous design element. Overall, the proposed addition by reason of its height, flat roof and narrow width would appear as a subservient addition and not an overly dominant element in the overall design.
8. I therefore conclude in respect of the main issue that the proposed extension would not cause harm to the architectural integrity of the host property or thereby the character and appearance of the wider area. it would therefore accord with the objectives of Policy D3 of the London Plan (Adopted March 2021) and Policy DM10.1 of the Croydon Local Plan (Adopted 27 February 2018) as they relate to, amongst other things, the quality of design and respond to and enhance local distinctiveness.

Conditions

9. The conditions follow from those suggested by the Council. To ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the building.
10. In the interests of certainty, I shall impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

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

Philip Willmer

INSPECTOR