



Appeal Decision

Site visit made on 13th October 2023

by Megan Thomas K.C. Barrister-at-Law

an Inspector appointed by the Secretary of State for Levelling Up, Housing and Communities

Decision date: 31.10.2023

Appeal Ref: APP/L5240/D/23/3324579

326 Norbury Avenue, Norbury, Croydon SW16 3RL

- 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 F Uddin against the decision of the London Borough of Croydon.
 - The application Ref.23/01185/HSE, dated 23 March 2023, was refused by notice dated 24 May 2023.
 - The development proposed is "double side extension, double rear extension."
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Decision

1. The appeal is allowed and planning permission is granted for a double side extension and a double rear extension at 326 Norbury Avenue, Norbury, Croydon SW16 3RL in accordance with the terms of the application, Ref 23/01185/HSE dated 23 March 2023, 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: GLA-00L, GLA-01L, GLA-02L, GLA-03L, GLA-06L, GLA-07L, GLA-09L, GLA-12L & GLA-08L. All received 24 March 2023.
 - 4) Prior to any of the extensions hereby permitted being constructed above ground level, a Fire Safety Statement shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the approved details therein.

Main Issue

2. The main issue in the appeal is the effect of the proposed first floor rear extension on the character and appearance of the host dwelling and on the wider area.

Reasons

3. The site contains a two storey detached building with off-road parking and a large rectangular rear garden, located on the north east side of Norbury Avenue

broadly opposite the rail station. The surrounding area is predominantly residential in character.

4. The proposed development includes the erection of a two storey side extension, the erection of a single storey front/side extension and the erection of a part single, part double storey rear extension.
5. The first floor rear extension is the focus of the appeal. The erection of a single storey rear extension which would span the full width of the rear elevation is proposed. The first floor rear extension would sit on top of the ground floor extension. It would be relatively wide and would have a hipped roof and two windows at first floor level. It would also have a modestly-sized dormer in the roof with a rear facing window. It would step back from the rear elevation of the new ground floor extension.
6. Given that the first floor extension would be broadly central to the rear elevation and given its receding hipped roof and its rear facing wall stepping back from the ground floor extension below, I consider that it would not appear unsympathetic or overly dominant to the host dwelling. The plot in which the existing dwelling sits is relatively spacious and the rear garden is large. For that reason also, the proposed first floor rear extension would not look unduly cramped or out of keeping with the host dwelling or wider area. The appearance of spaciousness would persist even after the other extensions hereby permitted were erected. The proposed windows in the first floor rear extension and dormer would be orientated straight down the garden similar to the existing rear facing first floor windows.
7. Consequently, I conclude that the proposed first floor rear extension would not unduly harm the character or appearance of the host dwelling or the wider area. It would not conflict with policies SP4.1 or DM10 of the Croydon Local Plan 2018 or policy D3 of the London Plan 2021 which collectively seek to ensure a high quality built environment which respects and enhances local character.

Conditions

8. I have had regard to the Council's suggested conditions which I have amended slightly. I have also had regard to advice on conditions in the National Planning Practice Guidance. In addition to the standard implementation condition, the approved plans condition is imposed for certainty. A condition requiring the use of matching materials is necessary to protect the character and appearance of the dwelling and local area. Condition 4 is imposed in the interests of fire safety and having regard to policy D12 of the London Plan 2021.

Conclusion

9. Having taken into account all representations made, for the reasons given above, I allow the appeal.

Megan Thomas K.C.

INSPECTOR