



Appeal Decision

Site visit made on 31 October 2023

by G Ellis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 November 2023

Appeal Ref: APP/P5870/D/23/3326627 19 Halesowen Road, Morden SM4 6NG

- 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 Alin-Petrica Serban against the decision of the London Borough of Sutton.
 - The application Ref DM2023/00343, dated 1 March 2023, was refused by notice dated 4 May 2023.
 - The development proposed is the 'creation of a loft conversion raising the ridge in line with the neighbouring property, with a dormer to the rear of the property, installation of x3 velux rooflights to the front elevation, new roof to be finished with slates.'
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. No.19 is an end property to a short terrace and forms part of the rows of terraced properties along Halesowen Road and the neighbouring streets which are of a similar design.
4. Following the topography, some of the terraces have stepped heights and they were originally designed with a hipped roof to each end. There are now, however, properties in both Halesowen Road and the neighbouring streets where a gable end (as proposed) has been introduced, or where the ridgeline has been raised - identifiable by the additional brick course(s) above the first-floor window.
5. As the lowest property in the terrace of four, the proposed increase in height to No.19 would not be overly conspicuous. However, whilst there is some established variation to the ridgelines, the changes to the roof profile and its prominence would be accentuated by the proposed large box roof dormer to be inserted to the rear. Extending across the majority of the roof, the design is contrary to the advice in the Council's Supplementary Planning Document 4 - 'Design of Residential Extensions' 2006 (SPD4) and would result in a top-heavy form of development.

6. There are some examples of box roof dormers within the vicinity, although they mainly relate to mid-terrace properties. I do, however, acknowledge that No.79 Garendon Road appears to have undertaken a similar development to the appeal proposal. Such alterations are not prevalent and there are no specific details of that scheme or its planning history before me. Moreover, each proposal is to be considered on its own merits and in this instance, the combination and scale of the alterations would result in an incongruous roof form. This would be to the detriment of the host property, unity with the rest of the terrace, and, together, would be harmful to the prevailing pattern of development.
7. I acknowledge that the materials would match the existing property and due to the terrace's location mid-way along the road the rear is not visually prominent. Nonetheless, the roof alterations would be visible from the surrounding properties and would be a dominating feature.
8. In conclusion I find that the development would result in harm to the appearance of the host property and the wider character of the area. Accordingly, there would be conflict with Policy 28 of the Sutton Local Plan (2018) and the SPD4 requiring development to be designed to the highest standards and to respect the local context.
9. For the reasons set out and having regard to all other matters raised the appeal is dismissed.

G Ellis

INSPECTOR