



Appeal Decision

Site visit made on 28 November 2023

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 20.12.2023

Appeal Ref: APP/Z5630/D/23/3327900

48 The Ridings, Surbiton, KT5 8HQ.

- 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 Hossien against the decision of the Council of the Royal Borough of Kingston upon Thames.
 - The application Ref 23/00806/HOU, dated 27 March 2023, was refused by notice dated 26 May 2023.
 - The development proposed is the erection of hip to gable roof extension with rear dormer and Juliet balcony and installation of 3 no front rooflights to facilitate loft conversion. Changes to flat roof to first floor front elevation. Fenestration alteration.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. I have adopted the wording for the description of development in the bullet point above used by the Council in drafting its decision notice, as it more succinctly describes the development proposed rather than that set out on the original planning application form.

Main Issue

3. I consider the main issue in this case to be the effect of the proposed development on the architectural integrity of the host property and thereby the character and appearance of the street scene and the wider area.

Reasons

4. The appeal property, 48 The Ridings is a detached two-storey dwelling. It is located in a road characterised by similar vernacular styled dwelling houses. The main house has a steep pitched roof. There is a two-storey flat roofed side addition, along with a single storey flat roofed rear extension.
5. I noted on the occasion of my visit that a number of neighbouring properties have been extended and altered. The design of the those extensions generally following the vernacular style of the host dwellings.
6. The appellant proposes remodelling the main roof and that of the side extension. The existing full hips of the main roof would be replaced by new gables with half hips. The flat roof side addition would have, when viewed from the street a hipped roof. In addition, a large box dormer is proposed to the

rear roof slope with part flat and part pitched roof. The enlarged roof space would accommodate two additional bedrooms and an en-suite bathroom.

7. Due to the three-dimensional form, scale and overall bulky massing of the roof enlargement proposed, the roof as extended would appear as an incongruous and unattractive addition. This in turn it would cause significant visual harm to the existing relatively modest vernacular styled host property.
8. I therefore conclude in respect of the main issue, that while the proposed development would incorporate some typical architectural detailing using matching materials it would nevertheless cause significant harm to the architectural integrity of the host property and thereby the character and appearance of the street scene and the wider area. It would therefore not accord with the objectives of Policies CS8 and DM10 of the Royal Borough of Kingston upon Thames Local Development Framework - *Core Strategy* (Adopted April 2012), Policy D3 of the London Plan (Adopted March 2021) and the National Planning Policy Framework as they, along with other things, relate to the quality of development and the need to protect the suburban character of the Borough.

Conclusions

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

Philip Willmer

INSPECTOR