
Appeal Decision

Site visit made on 25 April 2024

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16th May 2024

Appeal Ref: APP/L5240/D/23/3328283

377 Addiscombe Road, Croydon CR0 7LJ

- 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 Cigdem Yilmaz against the decision of the Council of the London Borough of Croydon.
 - The application ref. 23/01602/FUL, dated 24 April 2023, was refused by notice dated 5 July 2023.
 - The proposed development is for a two storey side extension and two storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on character and appearance of the existing dwelling and surrounding area.

Reasons

3. 377 Addiscombe Road is a two-storey, semi-detached house with off-street parking on a driveway to the front. It lies opposite an entrance to Trinity School on the A232 in a streetscene that includes residential properties and a golf course clubhouse.
4. The rear element at first floor and roof level would be visible within the local area from adjacent rear gardens and patio areas, projecting from the back of the main house. Although it would be set in from both neighbouring side garden boundaries and recessed below the main roof ridge level, to my mind the overall scale and extent would appear disharmonious within the context of the rear of the dwelling.
5. The extension would create a strong vertical emphasis that would be markedly at odds with the proportions of the host dwelling. Moreover, it would disrupt the eaves line, which is a strong defining feature of the building, and thus would appear discordant in this regard.
6. The adverse impact would be exacerbated by the unattractive, elongated crowned roof, with pitches that do not quite match the main roof slope at the side, introducing an awkward, disjointed form of development. Overall, in my view this part of the scheme would lack architectural subtlety, which would be detrimental to the existing dwelling and surrounds.

7. I am aware that the addition would have limited public impacts. However, as I have noted above, the scheme would still be evident from the curtilages of other properties in the locale. In any event, to my mind just because a proposal cannot readily be viewed from the public domain does not obviate the obligation to ensure that it would be well designed.
8. I appreciate that the site is not located in a conservation area nor is it a listed building, no objections are advanced in respect of the living conditions of the occupants of neighbouring residences and the scheme would improve the ground and first floor living spaces and general accommodation within the dwelling, to increase amenity levels for current and future occupants of the family home. However, these matters do not outweigh the harm that I have identified above.
9. The Council does not appear to raise concerns with regard to the other elements of the appeal scheme, and I have no reason to disagree.
10. On this basis I am drawn to conclude that the proposal would be deleterious to the character and appearance of the existing dwelling and surrounding area. It would contravene Policies SP4.1, SP4.2 and DM10 of Croydon Local Plan 2018 and Policies D3 and D4 of London Plan 2021, which seek to secure new development of acceptable scale and appearance.

Conclusion

11. Having regard to the preceding and all other matters advanced, the appeal is dismissed.

C Hall

INSPECTOR