

Appeal Decision

Site visit made on 3 June 2024

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24TH June 2024

Appeal Ref: APP/H5960/D/24/3340172

59 Hendham Road, London SW17 7DH

- 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 Mrs Veronique Musson against the decision of the Council of the London Borough of Wandsworth.
 - The application, Ref. 2023/1848, dated 9 February 2023 was refused by notice dated 8 September 2023.
 - The development proposed is alterations including the erection of a rear roof extension to the main rear roof (with French doors and safety railings).
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Decision

1. The appeal is allowed and planning permission is granted for at alterations including the erection of a rear roof extension to the main rear roof (with French doors and safety railings) at 59 Hendham Road, London SW17 7DH in accordance with the terms of the application, Ref. 2023/1848, dated 9 February 2023 and subject to the conditions in the Schedule below.

Preliminary Matter

2. The application description has been amended from that on the application form but the appellant appears to be in agreement with this and I am satisfied that it fairly describes the proposal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the Wandsworth Common Conservation Area.

Reasons

4. The appeal scheme is essentially a re-submission of the approved application ref. 2023/0535 which was amended at the request of officers to increase the dormer's set-in distance from the sides and set-up from the eaves. It is now proposed to reduce the set-ins to 0.2m to allow the dormer to have an additional width of 30cm (0.3m) at each side.
 5. The Council's requirement in the first application was not unreasonable as the objective of ensuring that a box dormer is more proportionate to the original roof plane is consistent with well-established design guidance, including the Wandsworth Housing SPD 2015 ('the SPD'). However, the dormer would be on a
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rear roof slope and not visible from the public realm, where greater weight is given to the preclusion of dormers so as to maintain the original character of the houses.

6. Of particular relevance to this application is that whilst the dormer would be seen from neighbouring gardens it would to all intents and purposes be 'hemmed in' by the close proximity of the flat roofed additions at Nos. 57 and 61 to either side. And these three house are themselves within a context of a much longer line of large flat roofed dormers on the rear elevations of houses on this side of the road.
7. Taking these factors into account, my finding on my visit was that the difference of an additional 30cm to the sides compared to the previously approved scheme would not make a material difference to the character and appearance of either the host building or its surroundings. Conversely, the proposed 0.8cm set-up from the eaves line is important to avoid any perception of excessive bulk and over-dominance so as to maintain an acceptable appearance of the host dwelling, whilst the contemporary design and materials are also positive features. In short, I do not consider that the character and appearance of No. 59 would suffer a noticeable adverse effect because of the appeal scheme.
8. The appeal dwelling is within the Wandsworth Common Conservation Area and accordingly there is a statutory duty for development proposals to pay special attention to the need to preserve or enhance the character and appearance of the area. However, in this instance the prevalence of large rear dormers in Hendham Road has already altered the character and appearance of the designated heritage asset.
9. I therefore consider that the appeal proposal would be sufficiently in keeping with its surroundings to avoid harm being caused to the significance of the heritage asset and a conflict with the Council's policies and guidance. These are Policies LP1, LP3 & LP6 of the Wandsworth Local Plan 2023 and the aforementioned SPD. There would also be no conflict with Government policy in Section 16: 'Conserving and Enhancing the Historic Environment' of the National Planning Policy Framework December 2023.
10. I shall therefore allow the appeal. A condition restricting the design of the rooflights is needed to safeguard the appearance of the property, whilst a condition stipulating obscure glazing for the side fenestration will maintain neighbours' privacy. Finally, a condition requiring the development to be carried out in accordance with the approved plans is needed for the avoidance of doubt is in the interests of proper planning.

Martin Andrews

INSPECTOR

Schedule of Conditions

- 1) The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this Decision;
- 2) The rooflights hereby approved shall be of a conservation area specification – in-line and flush within the roof pitch;
- 3) Prior to occupation of the development the window in the side elevation at second floor level of the development shall be obscure glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed). The window shall be thereafter retained in that form;
- 4) The development shall be carried out in accordance with the flowing approved plans: OS Based Site Plan; Drawing Nos. 01-08 inclusive.