



Appeal Decision

Site visit made on 26 June 2024

by M Aqbal BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 July 2024

Appeal Ref: APP/L5810/W/23/3335056

21 -23 Winchester Road, St Margarets, Twickenham TW1 1LE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Andrew Grant and Mr Kenny Man against the decision of Richmond Upon Thames London Borough Council.
 - The application Ref is 23/1827/FUL.
 - The development proposed is described as: 'Remove front and rear roof slopes; build-up front walls of both properties; raise ridges and reconstruct front slope at similar angle to existing and construct full-width dormers over rear slope and rear outrigger. Convert extended roofspace to habitable accommodation, all in materials to match existing.'
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site comprises two terraced properties located on the east side of Winchester Road, which form part of a short terrace (numbers 21 and 29).
4. A particular feature of this terrace is its staggered footprint with 29 Winchester Road being closest to the highway and the other properties stepped back. Therefore, and even though these properties incorporate a similar eaves and ridge height, the staggered arrangement gives the impression of a stepped roof line in views from along Winchester Road. The rear elevations and roof forms of 21 and 23 Winchester Road are similar and incorporate double storey outriggers with mono pitch roofs.
5. In particular, because 21 Winchester Road is an end terrace, this is visible from the highway. Even so, because of its simple form and uniform brick finish, the prominent north flank elevation of 21 Winchester Road is settled within the street scene.
6. The proposal is for alterations to the existing roofs to create second floor accommodation at 21 and 23 Winchester Road. This includes raising the eaves and ridge heights of these properties by approximately 0.45m, and adding dormers to the rear roof slope and outriggers of both properties, and installing four rooflights to the front roof slope.

7. The raising of the eaves and roof height would bring a modest change to the appearance of the terrace. Furthermore, the non-aligned nature of the built forms along with the host properties being located towards one end of the terrace, would allow for the proposed modest increase in height to be absorbed. As such, these alterations would be largely imperceptible within the wider street scene.
8. In addition, the terrace row to the south of the appeal properties, includes property 31a & b Winchester Road. The eaves and ridge heights of this property exceed those associated with other properties within the terrace. Whilst this alteration may have been assessed and approved under previous development plan policies, this informs the character and appearance of the area and weighs in favour of the proposal to increase the ridge and eaves heights in the appeal scheme. As such, this and the insertion of the proposed roof lights would be acceptable.
9. However, and although the proposed dormer extensions would be setback from the eaves by about 0.4m for the main dormer and approximately 0.15m for the outrigger dormer, these would span the entire width of both dwellings and their respective outriggers.
10. In particular, in respect of 21 Winchester Road, the flank elevation of the main dormer and the rear elevation of the dormer over the outrigger would extend off the north flank elevation of this property. Together, the positioning of these dormers flush with this flank elevation and associated tile hanging finish, would significantly distort the simple form and uniform appearance of the flank elevation of 21 Winchester Road. Moreover, without any setback from the flank elevation, the proposed dormers would dominate the roof of this property as unsympathetic additions.
11. Furthermore, the scale of the proposed dormers would not accord with the guidance in the Council's House Extensions and External Alterations Supplementary Planning Document (May 2015) ('SPD') which recommends that a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer.
12. The proposed fenestration to the proposed dormers also fails to meet guidance in the SPD, on account of its size. Insofar as these would establish a poor visual hierarchy in relation to the floors below.
13. Therefore, the proposed dormers by reason of their size, siting and design would constitute visually incongruous and unsympathetic additions. This impact would be exacerbated by the prominent position of 21 Winchester Road within the street scene.
14. Consequently, the proposal as a whole would harm the character and appearance of the area. As such, this fails to accord with the aims of policies LP1 and LP2 of the Local Plan (adopted 2018). Together, these policies require that developments are compatible with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing. Also, that buildings have a wholly positive impact on the character and quality of the area.

Other Matters

15. The terrace row to the south of the appeal properties, includes properties which incorporate dormers on the main roof and outriggers. Even so, these properties are not as prominent in the street scene as 21 Winchester Road. Therefore, they do not alter my findings in respect of the scheme before me.

Conclusions

16. For the above reasons, I conclude that the appeal should be dismissed.

M Aqbal

INSPECTOR