



Appeal Decision

Site visit made on 24 March 2025

by **G Ellis BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7 April 2025

Appeal Ref: APP/L5240/D/25/3359219

45 Howard Road, Coulsdon CR5 2EB

- 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 Mrs Kirsten Moran against the decision of the London Borough of Croydon
 - The application Ref is 24/03736/HSE.
 - The development proposed is the demolition of the existing porch and side extensions and the erection of a two storey side extension, single-storey rear extension and rear dormer roof extension, extension of terrace with associated alterations.
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Decision

1. The appeal is allowed, and planning permission is granted for the demolition of the existing porch and side extensions and the erection of a two-storey side extension, single-storey rear extension and rear dormer roof extension at 45 Howard Road, Coulsdon CR5 2EB in accordance with the terms of the application, Ref 24/03736/HSE subject to the conditions in the schedule.

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. Howard Road has a suburban character, with the properties set back and trees lining the road. The properties vary in design, but there is a general consistency in their style, age and materials. The yellow-painted No. 45 is located at the far end, with an enclave of more recent properties featuring mock Tudor detailing beyond.
4. The proposal would entail several changes to the property. The Council's concerns relate to the side extension and the resultant form and design of the property. They raise no objections to the single-storey rear extension or the dormer window, which they indicate were found to be acceptable as part of an earlier proposal. I have no reason to disagree, and therefore, my considerations focus on the aspect in dispute.
5. The existing attached garage, with a two-storey, flat-roof element to the rear, would be replaced with a two-storey side extension. Replicating the existing bay window and eaves gable to the first-floor window, the proposal would continue the existing form. This would create a symmetrical appearance to the front elevation with the extension fully integrating with the existing property.

6. Properties along Howard Road exhibit a variety of designs, and many have been extended. The extensions to some are clearly identifiable as such by the set back and/or lower height, but there are also properties along the road that have a symmetrical form, whether original or created.
7. While the Council advise that recent additions to other properties are subservient in their design, and that creates a distinction between the original property and the extension, I have not been referred to any policy or guidance which requires that approach.
8. Through the cohesive design proposed, the resultant property would be similar in scale to others along the road, and the materials and detailing reflect the existing property. There would be an increase in bulk to the eastern side, although the alignment with the side boundary would be maintained, and there is space to the side of the neighbouring property (No. 47) before its garage. As such, I do not find that the lack of subservience would be harmful to the visual amenity of the area, and the property would harmonise within the street scene
9. Consequently, I conclude that the proposed development would not harm the character or appearance of the property or the wider area. The proposal would therefore accord with policies D1 and D4 of the London Plan (2021) and Policies SP4 and DM10 of the Croydon Local Plan (2018), which require that development is high quality and respects the local character.

Conditions

10. Conditions are necessary to ensure compliance with statutory requirements relating to the commencement of development and to provide certainty in relation to the plans. A condition requiring the external materials to match those specified on the approved drawings and application form is also necessary in the interests of the character and appearance of the area. Additionally, as there are trees on/adjacent to the site, a condition is required to ensure that they are protected during construction.
11. The Council has suggested a couple of additional conditions, and I agree that a condition is required to secure the Fire Safety elements in line with the London Plan. However, I have not been referred to any specific policy requirement for the provision and retention of a water butt as part of a proposal for an extension.

Conclusion

12. For the reasons set out and having regard to all other matters raised, the appeal is allowed.

G Ellis

INSPECTOR

Conditions Schedule

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan 373-A-00-050 P00, Elevations 373-A-00-110 P00, Floor plans 373-A-00-100 P00, Roof plan 373-A-00-101 P00, Sections 373-A-00-115 P00, Elevations 373-A-01-110 P00, Elevations 373-A-01-116 P00, Floor plans 373-A-01-100 P00, Roof plan 373-A-01-101 P00, Sections 373-A-01-115 P00 and Location Plan – PP133529552v1
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those indicated on approved plan – 373-A-01-110 P00 and the application form.
- 4) All the trees shown on the tree constraints plan as "to be retained" and/or any trees whose canopies overhang the site shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.
- 5) The development hereby permitted shall be carried out in accordance with the provisions of the submitted Fire Risk Assessment (Form 4 – Reasonable Exception Statement).