



Appeal Decision

Site visit made on 17 March 2025

by **Megan Thomas K.C. Barrister-at-Law**

an **Inspector appointed by the Secretary of State**

Decision date: 24 April 2025

Appeal Ref: APP/P5870/W/24/3356050

31 Denbigh Close, Cheam, Surrey SM1 2HS

- 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 Nicola West against the decision of the Council of the London Borough of Sutton.
 - The application ref. is DM2024/00927.
 - The development proposed is the erection of a dormer extension at side and rear.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a dormer extension at side and rear at 31 Denbigh Close, Cheam, Surrey SM1 2HS in accordance with the terms of planning application ref. DM2024/00927 dated 4 July 2024 subject to the following conditions:
 - 1) The development must begin not later than the expiration of three years beginning with the date of this decision letter.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved plans and documents: Location Plan (plan reference no. TQRQM24214120201740), BW/NH/104/24 (Proposed Loft Plan and Roofline Plan), BW/NH/105/24 (Proposed Front and Back Elevation), BW/NH/106/24, (Proposed Side Elevation), BW/NH/108/24 & BW/NH/110/24 (Proposed Sections) & Fire Safety Strategy Part A Reasonable Exception Statement.
 - 3) All external facing materials, treatments and finishes shall be similar to those of the original building and shall thereafter be retained.

Procedural Matter

2. The description of development on the Appellant's Application Form stated "*Proposed extension of existing loft space to include the relocation of existing and addition of new windows to front, rear and side elevations, proposed extension to include new dormer to side and rear elevations, all to provide additional office/bedroom space.*" For ease of reference, in the box heading above, I have repeated the shorter description used by the Council on the Decision Notice.

Main Issue

3. The main issue in the appeal is the effect of the proposal on the character and appearance of the building and surrounding area.

Reasons

4. The appeal site is half of a detached two storey building and its rear garden. The whole building contains four residential units. The unit which is the subject of the appeal is on the first floor and has additional accommodation in the roofspace served by rooflights. It is on the north side of the building and has exterior steps. The building is located in the south east corner of Denbigh Close which is a cul de sac accessed from Frederick Road to the north.
5. To the south of the building are business and commercial premises, whilst to the west, there are outdoor sports and recreational uses. The remainder of the locality is predominantly residential in terms of both built form and land use.
6. The proposed dormer structure would be L-shaped, with the main mass above the north elevation of the building and the return above the east (back) elevation. It would have a flat roof. The existing roof slope which sits above the elevation of the building which obliquely faces Denbigh Road (west/front elevation) would remain unchanged. Its rooflight would remain. On the proposed north elevation of the dormer, there would be three modestly-sized windows at a high level which would have opaque glass. On the proposed east elevation of the dormer there would be one double window.
7. The proposal would be box-like but nevertheless it would sit comfortably down from the main roof ridge and slightly upwards of the main eaves line. The building is tucked into the corner of the Close and its building line steps back from the semi-detached dwellings immediately to the north. For these reasons, it would not dominate either the Close or the building as a whole because its full bulk would be reasonably concealed from the streetscene. It would be well separated from dwellings to the east which face Gander Green Lane and have rear gardens backing onto the rear amenity area of the building. Furthermore, care has been taken to vertically align the proposed dormer windows with those below, adding a degree of harmony. The materials used in the external surfaces of the proposed dormer would match those used in the roof and that would help the dormer to assimilate with its host.
8. On my site visit, I noted a number of rear dormer structures, particularly two to the rear of dwellings on Frederick Road which were visible from the appeal site. Given the particular characteristics of the proposed development and the surrounding area, I do not consider that the proposal would appear unduly incongruous or harmful to the character of the area. It would respect the local context.
9. I therefore conclude that the proposal would not unduly harm the character or appearance of the host building or the surrounding area. It would not be in conflict with policy 28 of the Sutton Local Plan 2016 – 2031 (adopted 2018) or with the Supplementary Planning Document (4) *Design of Residential Extensions* (2006).

Conditions

10. The Council suggested some conditions in the event that the appeal was successful. I have considered those in the light of advice in National Planning Practice Guidance. For the avoidance of doubt, I have imposed a condition which ties the proposal development to approved plans and documents. In order to safeguard the character and appearance of the host building and the surrounding area, a condition is imposed which seeks to ensure that external facing materials, treatments and finishes are similar to those used in the main building.

Conclusion

11. Having considered all representations made, for the reasons given above, I allow the appeal.

Megan Thomas K.C.
Inspector