
Appeal Decision

Site visit made on 25 March 2025 by Elizabeth Davies BSc (Hons) MIEMA, CEnv

Decision by K L Robbie BA(Hons) DipTP MTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 July 2025

Appeal Ref: APP/P5870/D/25/3359556

20 Kimpton Road, Sutton SM3 9QJ

- 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 Skinner and Miss O'Keefe against the decision of the Council of the London Borough of Sutton.
 - The application Ref is DM2024/01428.
 - The development proposed is a single storey front extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey front extension at 20 Kimpton Road, Sutton SM3 9QJ in accordance with, the application Ref DM2024/01428 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) the development hereby permitted shall be carried out in accordance with the following drawings: Block Plan (scale 1:500); Location Plan (scale 1:1250); CO/D5/01 Proposed Single Storey Front Extension.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue in the appeal is the effect of the proposed development on the character and appearance of the host dwelling and the wider area, with particular regard to the Kimpton Road street scene.

Reasons for the Recommendation

4. This part of Kimpton Road features three short terraces of 1960's properties, the appeal property is located towards the end of one of the terraces. Each property has a small front garden and path, with the majority featuring a large centrally located porch. The open plan layout results in the front of the terraced row being clearly open to view from Kimpton Road and the Hamilton Avenue Recreation Ground opposite.

5. The terraced properties are all broadly similar in their design and a clearly defined front building line at the front provides a sense of rhythm to the appearance of the terrace. However, there is some variation, most notably in the placement and design of some of the windows and doors at the front of the properties and some of the buildings materials used. I also saw on my site visit that No. 8 Kimpton Road features a full width ground floor front extension which is very similar to the appeal proposal.
6. The proposal is for a modest front porch extension. The porch would not project forward of the current building line and the flat roof design and materials will be very similar to the current porch. The window design and placement in the proposed porch would reflect some of the styles already present along Kimpton Road. Whilst widening of the porch would change the appearance, the style is in keeping with the property and other porches on the terrace and I do not consider that it would dominant or unduly disrupt the appearance of the property or the terrace row.
7. I therefore conclude, for the above reasons, that the proposed development would not have a harmful effect on the character and appearance of the area, having particular regard to this part of the Kimpton Road street scene and is in accordance with Policy 28 of the Sutton Local Plan 2016-2031 (February 2018), the Supplementary Planning Document Creating Locally Distinctive Places (SPD 14) and the National Planning Policy Framework (the Framework) which seek, amongst other things, to ensure that development respects local context and respond to local character. The proposal is also in accordance with guidance contained within the Supplementary Planning Document 'Design of Residential Extensions' (SPD 4) which advises that extensions should always be in sympathy with the appearance of the original dwelling.

Conditions

8. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I have included a condition requiring the external materials to match the existing building to protect the character and appearance of the appeal property and terraces.

Conclusion and Recommendation

9. The proposal would not conflict with the development plan as a whole and there are no other considerations, including the provisions of the Framework, which outweigh this finding. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be approved.

Elizabeth Davies

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is approved.

KL Robbie

INSPECTOR