



Appeal Decision

Site visit made on 22 September 2025

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 October 2025

Appeal Ref: APP/H5960/D/25/3370427

74 Sabine Road, Wandsworth, London SW11 5LW

- 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 N Hill against the decision of the London Borough of Wandsworth Council.
 - The application Ref is 2025/0946.
 - The development proposed is the erection of an L shaped loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of an L shaped loft conversion at 74 Sabine Road, Wandsworth, London SW11 5LW in accordance with the terms of the application, Ref 2025/0946, subject to the following conditions:
 - 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: RE135-03 and RE135-04
 - 3) 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.
 - 4) The rooflights in the development hereby permitted shall be in line and flush within the roof slope they are located .

Main Issue

2. The main issue is the effect on the character and appearance of the appeal dwelling and that of the Shaftesbury Park Estate Conservation Area (the CA).

Reasons

3. The appeal dwelling is a Victorian two storey house. It sits within a terrace of houses of the same architectural expression, the frontage of which exhibit a high degree of cohesion in scale and gothic detailing in their original design and that exhibit minimal alteration. To the rear, the appeal dwelling has a two storey outrigger, approximately half the width of the main house, with a further single storey of the same width added beyond that. This 2 storey outrigger with single storey to its rear is a common feature to all houses in the terrace and immediate

local area. Although the rear of houses in the immediate local area exhibit a variety of extensions and alterations.

4. The appeal dwelling is within the boundary of the CA, the significance of which mainly rests in the development of the Shaftesbury Estate, its street layout, traditional pattern of development and the design of its houses, which is based on that of the workers cottage. The consistency of the street frontages, including that of Sabine Road is a notable feature of the area, which demonstrates little in the way of alteration with many original features retained. In line with the duty imposed on me by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have given considerable importance and weight to the desirability of preserving or enhancing the character or appearance of the CA.
5. The rear of the appeal dwelling is of little architectural interest, reflecting the plain and functional design of most terraced houses designed for the working or artisan classes of the Victorian period. Within the immediate local area there are a variety of alterations and extensions to the rear of properties, mostly at ground level but there are also notable examples of dormer extensions, and a significant proportion of houses have photovoltaic panels on their rear roof slopes.
6. The proposed loft conversion involves the addition of an L shaped rear mansard form of extension, replacing the whole of the rear roof slope of the main house and much of the mono-pitch roof of the two storey outrigger. This L shaped mansard extension would step down from the main roof to that of the outrigger, with a corresponding internal step down in internal floor levels. The proposed extension would be clad in slate tiles to match existing. In the rear slopes of the proposed L shaped extension there would be two slightly inset dormer windows of the traditional sash appearance, reflecting the existing window design and fenestration arrangement of the appeal dwelling.
7. The scale, design, massing materials and detailing of the proposal would result in it appearing as a complementary addition to the appeal dwelling, reflecting its architectural expression, age and character. As such, it would appear as a secondary and subordinate addition that would accord with the design guidance for roof extensions set out in the Council's Housing Supplementary Planning Document (2016).
8. As the flank and rear of the terrace of which the appeal dwelling forms part is open to the street of Brassey Square, it would be visible from the public realm in street views of the rear of the terrace. In these rear views the proposed extension would be seen in conjunction with rear extensions and alterations to the rear of neighbouring properties, particularly the photovoltaic panels at roof level. In this context the proposal would reflect a similar contextual situation to other rear dormer and mansard extensions evident in the local area and would not appear as unduly prominent or incongruous.
9. Given this context, the presence of the proposed extension would not result in any significant disruption to the local streetscene but would rather appear as a sympathetically designed addition, which would not impact on the consistent appearance of the streetscape. As such the proposal would preserve the character and appearance of the CA.
10. For these reasons, the proposal would not result in harm to the character and appearance of the appeal dwelling, the terrace of which it forms part and that of the

local area, or to the significance of the CA. As such, it would accord with Policies LP1, LP3 and LP5 of the Wandsworth Local Plan 2023-2038 (2023) and HC1 of the London Plan (2021). Collectively, these seek, amongst other matters, to ensure that development, including by extension, is of high quality design, respects and/or complements the host building, relates positively to prevailing local character and pattern of development and preserves the significance of heritage assets including conservation areas.

Conditions

11. I have had regard to the Council's suggested conditions, however, for clarity and brevity I have used a standard materials condition and have truncated the suggested roof light condition. Along with the standard compliance with plans condition, these are attached in the interests of good design. I have also attached the required condition regarding the timing of implementation.

Conclusion

12. For the reasons given, the appeal is allowed.

Victor Callister

INSPECTOR