
Appeal Decision

Site visit made on 18 January 2017

by Elaine Gray MA(Hons) MSc IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 January 2017

Appeal Ref: APP/K3605/D/16/3163167

25 Winslow Way, Walton-on-Thames KT12 3DH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Tobie Van-Ingen against the decision of Elmbridge Borough Council.
 - The application Ref 2016/2663, dated 11 August 2016, was refused by notice dated 7 October 2016.
 - The development proposed is roof extension with side and rear dormers and front rooflight.
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Decision

1. The appeal is allowed and planning permission is granted for roof extension with side and rear dormers and front rooflight at 25 Winslow Way, Walton-on-Thames KT12 3DH in accordance with the terms of the application ref 2016/2663 dated 11 August 2016, subject to the conditions set out in the schedule to this decision letter.

Preliminary Matters

2. The description of the proposal varies between the application form and the subsequent documents. I have used the description given on the appeal form as it describes the proposal more clearly.

Main Issue

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

Reasons

4. The appeal site at 25 Winslow Way is a bungalow located within a predominantly residential area, where it occupies a corner plot on the junction between Winslow Way and Stoke Road. The Council's concern relates primarily to the proposed extension to the south roof slope of the dwelling.
 5. Although modest in size, No 25 has a relatively complex roof form which incorporates a number of different elements. To the south elevation is a small single storey projection whose hipped roof sits below the ridge height of the main roof. The proposal would raise this roof by approximately 1m. The hip would be altered to a gable which would terminate with a small sloped section to accommodate the top of the chimney. A flat roofed dormer window would be set into the east slope of extension, facing towards the rear of the property.
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6. The Council's document entitled 'Design and Character Supplementary Planning Document Companion Guide: Home Extensions' (SPD, April 2012) sets out general guidelines for alterations to dwellings. It advises that roof extensions should not dominate the roof by being overly large. The single storey projection is just under 4m in width, and takes up a relatively small proportion of the south elevation. Therefore, even with the increase in height, it would remain a small element in relation to the overall scale of the building. To that extent the extension would be subordinate, notwithstanding that it would sit only marginally beneath the main ridge of the dwelling. It would thus not dominate or overwhelm the building.
7. I note the SPD's guidance that new eaves should line up with the existing eaves, but this advice appears to be given within the context of more substantial two storey extensions. As a relatively small section of the eaves would be raised in this case, I do not consider that the overall appearance of the house would be unduly affected. The new eaves height would allow the pitch of the extended roof to match that of the existing building, and so it would be compatible with the existing design. The proposed use of complementary materials would also help to integrate the extension with the existing dwelling.
8. On my site visit, I saw that the neighbouring buildings are characterised by a mix of roof types and shapes. A number of the roofs appeared to have been enlarged by way of substantial dormer windows and extensions, and these have come to inform the character of the surrounding area. In that context, I consider that, notwithstanding the prominent corner location of the appeal site, the development would not appear out of place.
9. I therefore conclude that the proposal would sit acceptably in its spatial and visual context without unduly harming the character or appearance of the surrounding area. It would thus comply with Policy CS3 of the Elmbridge Core Strategy (CS, July 2011) insofar as it seeks to ensure that development integrates with local character, and CS Policy CS17 which, amongst other things, requires development to integrate sensitively with the locally distinctive townscape. It would similarly accord with Policy DM2 of the Elmbridge Local Plan Development Management Plan (April 2015), insofar as it requires development to preserve the character of the area. It would also meet the guidelines set out in the SPD.

Conditions

10. For certainty, it is necessary that the development is carried out in accordance with the approved plans. A condition relating to materials is appropriate in the interests of character and appearance. A condition securing the use of obscure glass is necessary in the interests of privacy.

Conclusion

11. For the reasons above, and taking all other matters into consideration, I conclude that the appeal should be allowed.

Elaine Gray

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; Block plan; Drawing 1 – Existing plans revision F; Drawing 2 – Proposed plans revision F; Drawing 3 – Existing elevations revision F; Drawing 4 – Proposed elevations revision F; Drawing 5 – Proposed loft floor plan revision F; Drawing 6 – Proposed section A-A, B-B revision F; Drawing 7- Proposed section C-C revision F.
- 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 dormer window on the side elevation of the development hereby permitted shall be glazed with obscure glass and fitted with non-opening principal lights, and subsequently maintained in this form. Such glass shall be sufficiently obscure to prevent loss of privacy. The affixing of an obscure film will not be sufficient.