

Appeal Decision

Site visit made on 22 February 2017

by C J Anstey BA (Hons) DipTP DipLA MRTPI

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

Decision date: 21st March 2017

Appeal Ref: APP/Z3635/D/17/3168028

84 Groveley Road, Sunbury On Thames, TW16 7LB.

- 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 Mrs Jessie Dhandwar against the decision of Spelthorne Borough Council.
 - The application Ref 16/01790/HOU, dated 27 October 2016, was refused by notice dated 15 December 2016.
 - The development proposed is the erection of a first floor extension to provide habitable accommodation, associated roof alterations including raising of the ridge height, re-cladding of existing outer brickwork with red brick, and alterations to ground floor windows.
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Decision

1. I dismiss the appeal

Main issue

2. The main issue is the effect on the appearance of 84 Groveley Road and on the street scene.

Reasons

3. No. 84 Groveley Road is a detached bungalow situated within a residential area. The proposal includes the addition of a first floor to accommodate 3 bedrooms, a family bathroom and ensuite/walk-in wardrobe.
 4. The existing bungalow is of simple appearance and modest scale and sits comfortably amidst the other dwellings that line Groveley Road. Integral to its appearance is the symmetrical roof form consisting of a gable to the front, and a pitched roof, with a ridge in the middle, set at right-angles to the road. The proposal would introduce an asymmetrical roof with the ridge off-set towards the side of the property and an extensive roof area sloping down to ground floor level. The new roof, because of its considerable size and awkward and contrived form, would appear incongruous and detract from the appearance of the dwelling. Furthermore as the new roof would be prominent in views from the road it would constitute a discordant and overly-assertive element in the street scene. The proposed cladding and alterations to the fenestration would not mitigate this harm. Although the existing dwellings in the area are of different designs, heights and age, their roof forms, for the most part, are in keeping with their original size and appearance.
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5. I conclude, therefore, on the main issue that the proposal would have a harmful effect on the appearance of 84 Groveley Road and on the street scene. This conclusion brings the scheme into conflict with *Policy EN1: Design of New Development of the Spelthorne Core Strategy and Policies Development Plan Document (February 2009)* which is consistent with the contents of the *National Planning Policy Framework*. It is also at odds with the Council's *Design of Residential Extensions and New Residential Development Supplementary Planning Document (April 2011)*.
6. These findings constitute compelling grounds for dismissing the appeal. None of the other matters raised, including the improved accommodation provided, the account taken of neighbours' amenities, the problems with alternative schemes, and permitted development rights, outweigh the considerations that have led to this decision.

Christopher Anstey

Inspector