

Appeal Decision

Site visit made on 29 March 2017

by Elizabeth Lawrence BTP MRTPI

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

Decision date: 6 April 2017

Appeal Ref: APP/K3605/D/17/3167536

28 Clinton Avenue, East Molesey, Surrey, KT8 0HS.

- 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 H Shimizu against the decision of Elmbridge Borough Council.
 - The application Ref 2016/2854 dated 31 August 2016, was refused by notice dated 31 October 2016.
 - The development proposed is for the conversion of existing bungalow to a two storey house with rooms in the roof.
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Decision

1. The appeal is allowed and planning permission is granted for the conversion of existing bungalow to a two storey house with rooms in the roof at 28 Clinton Avenue, East Molesey, Surrey, KT8 0HS in accordance with the terms of the application, Ref 2016/2854 dated 31 August 2016, 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 development hereby permitted shall be carried out in accordance with the following approved plans: C1287PL01-1A, C1287PL01-2A, C1287PL01-3, C1287PL01-4 and 1:1250 location plan.
 - 3) The development shall not be erected other than in the external materials listed within the Application Form received on 31 August 2016 or such other materials as have been approved in writing by the borough council.

Main Issue

2. The main issue is the effect of the scheme on the character and appearance of the street scene and the area

Reasons

3. The Appeal site is located in an established and accessible residential area, which is primarily characterised by a diverse mix of individually designed single, two and two and a half storey detached and semi-detached dwellings. The height and size of the dwellings is mixed and many of the dwellings have been extended and altered. The roofs of the dwellings vary considerably in terms of height, bulk, pitch, design, dormer additions and include a variety of
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hipped and gable features. Typically the dwellings are constructed from a mixture of red brick, render and plain concrete tiles.

4. The Appeal dwelling comprises a modest height bungalow that has been extended to the sides and rear and which now has a complicated roof form made up of a series of hipped roofs. It occupies most of the width of the plot and is sited alongside a modest height bungalow to the east and a modern two storey detached house to the west.
5. Together the National Planning Policy Framework (NPPF), policies CS7 and CS17 of the Elmbridge Core Strategy 2011 (Core Strategy) and policy DM2 of the Elmbridge Local Plan Development Management Plan (DMP), seek to ensure that new development enhances the local character and adds to the quality of the area. Development should achieve high quality design, respond to the positive features of the area and should sensitively integrate with the locally distinctive townscape. At the same time they should make efficient use of land. The Elmbridge Design and Character Supplementary Planning Document Companion Guide - Home Extensions (SPD) has similar objectives.
6. With the proposal the resultant dwelling would be two storeys in height with accommodation in the roof space. The proposed single storey element to the sides and rear would conform to the width of the existing dwelling and would maintain the sense of space above ground floor level between the host dwelling and the adjacent dwellings. It would form an appropriate transition between the two storey element of the resultant dwelling and the existing bungalow located to the west and would blend in with the single storey skirt to the front of the dwelling to the east.
7. The gables on either side of the proposed main roof would be consistent with the design of other roofs along Clinton Avenue, including those sited alongside bungalows. The overall height, mass and proportions of the dwelling would similarly not be out of keeping with other dwellings in the locality.
8. The proposed rear dormer windows would be visually slightly awkward due to their alignment with the fenestration below and the fact that they would sit quite high within the roof slope. However, they would be visually modest and would not be out of keeping with the asymmetrical appearance of the proposed rear elevation.
9. As a result of these factors the proposed scheme would respect the spatial characteristics of Clinton Avenue. It would sit comfortably alongside the existing dwellings on either side and would be readily assimilated into the street scene.
10. The Council has suggested the imposition of conditions which require the development to be carried out in accordance with the submitted drawings and for the dwelling to be constructed using the external materials stated in the Application form. These conditions are necessary, to ensure the proposed extension blends in appropriately with the street scene and in the interests of certainty.
11. I conclude that the proposed extension would respect and reinforce the character and appearance of the street scene and the area. Accordingly it

would comply with policies CS7 & CS17 of the Core Strategy, policy DM2 of the DMP, the NPPF and the SPD.

Elizabeth Lawrence

INSPECTOR