

Appeal Decision

Site visit made on 5 April 2017

by Elizabeth Lawrence BTP MRTPI

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

Decision date: 11th April 2017

Appeal Ref: APP/M3645/D/17/3168567

57 Whyteleafe Road, Caterham, Surrey, CR3 5EG.

- 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 Caroline Willmott against the decision of Tandridge District Council.
 - The application Ref TA/2016/2215 dated 28 November 2016, was refused by notice dated 12 January 2017.
 - The development proposed is described as proposed roof extension over existing garage/office to provide en-suite bathroom/dressing to master bedroom and extending existing bedroom 1.
-

Decision

1. The appeal is allowed and planning permission is granted for a proposed roof extension over existing garage/office to provide en-suite bathroom/dressing to master bedroom and extending existing bedroom 1 at 57 Whyteleafe Road, Caterham, Surrey, CR3 5EG in accordance with the terms of the application, Ref TA/2016/2215 dated 28 November 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: D101-01, D101-02, D101-03 and D101-04.
 - 3) The external materials to be used in the construction of the extension hereby permitted shall match those of the host dwelling.

Main Issue

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

Reasons

3. The Appeal site is located in a mixed residential area, where the size and design of dwellings plot sizes and the gaps between dwellings at ground and first floor levels varies considerably. The Appeal dwelling comprises a two storey dwelling with a hipped roof, with cat-slide elements to the front and rear and deep single storey wings on either side, which project close to the side boundaries of the property. The front parts of these wings have pitched gable roofs, with flat roofed areas to the rear of them.
-

4. Together the National Planning Policy Framework (NPPF), policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies (Local Plan) and policy CSP18 of the Tandridge District Council Core Strategy (Core Strategy), seek to ensure that new development is of a high quality design and adds to the quality of the area. Development should respect and contribute to the distinctive character and appearance of the area and should not result in unacceptable intensification by reason of bulk, height and spacing. Residential extensions should not result in the creation of a terracing effect.
5. With the proposal the front pitched roof above the existing garage would be increased in height by less than one metre and would extend to the rear of the existing single storey wing with a hipped crown roof. The resultant roof would blend in appropriately with the dwelling's existing assortment of eaves and ridge heights and the proposed dormer windows would respect and be subservient to the existing dormers, due to their flat roofs, recessed siting and modest height. At the same time the extended part of the front roof slope would be recessed behind the roof slope of the main dwelling.
6. The enlarged flank elevation of the resultant dwelling would be clearly visible in views from the north along Whyteleafe Road. Aesthetically, it would appear well balanced and superior to the existing arrangement, where the front pitch is clearly seen as trying to hide the flat roof to the rear. The proposed crown roof would not be obvious from the front and to the side it would be softened by the half hip detailing. As a consequence it would be largely unnoticeable within the street scene and would blend in readily with the dwelling's combination of pitched and flat roofs.
7. A small gap would be retained between the resultant dwelling and the garage at 59 Whyteleafe Road (No.59). In addition, due to its width and modest height, the space above the garage at No.59 creates a strong sense of space and separation between the two dwellings and provides open views towards the rear garden environment.
8. For these reasons the proposed extension would not result in a terracing effect within the street scene. It would respect and appear subservient to the character and appearance of the host dwelling; would respect the spatial characteristics and would be readily assimilated into the street scene.
9. Finally, 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, which match those of the host dwelling. These conditions are necessary, to ensure the proposed extension blends in appropriately with the street scene and in the interests of certainty.
10. I conclude that the proposed extension would respect and contribute to the diverse character and appearance of the street scene and the locality. It would therefore comply with DP7 of the Local Plan, policy CSP18 of the Core Strategy and the NPPF.

Elizabeth Lawrence

INSPECTOR

