

Appeal Decision

Site visit made on 20 April 2017

by D Cramond BSc MRTPI

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

Decision date: 08 May 2017

Appeal Ref: APP/K3605/D/17/3169950

58 Green Lane, Hersham, Walton-On-Thames, KT12 5EZ

- 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 & Mrs A Nursaw against the decision of Elmbridge Borough Council.
 - The application Ref 2016/3133, dated 24 September 2016, was refused by notice dated 6 December 2016.
 - The development proposed is a roof extension with part raising of hip and rear dormer along with single storey rear extension.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

3. The appeal property is a two storey semi-detached dwelling. It is attractively asymmetrical with its partner, and on a corner plot at the entrance to a small infill development of homes in the adjoining cul de sac (Hutton Close). It is built in the same period as these and forms part of this well designed, nicely proportioned scheme which incorporates pleasing elevations and well-considered roof styles. The wider area is of established residential character and includes a range of generally older homes of varying designs with some displaying extension work including at roof level. The proposal is as described above.
 4. As touched on above I found this small development from the 2000s to be attractive and well designed and the good quality and pleasantly detailed roofs contribute very positively to this. Notwithstanding that the degree of wide-spread visibility would be limited in my opinion the addition of the proposed dormer would have a negative impact on the subtle visual qualities of this dwelling and its immediate surrounds. It would look out of place and whilst the roadway may well be private the position of this property coming forward of the building-line to the rear and sitting prominently from the west on the corner would impact on the scene from Hutton Close. The dormer would be
-

sizeable and the appeal dwelling would become 'top heavy' and out of kilter with the abutting homes. The dormer itself would bear little relationship to the design of the homes or the elevations and configuration of fenestration on the appeal property. The scheme would be jarring on the eye and alien in the streetscene.

5. I do not know the background to the extensions but in any event works undertaken to other properties further removed from the appeal site should not, in my opinion, set the benchmark for this immediate group of newer well-designed buildings.
6. Policy DM2 of the Elmbridge Local Plan Development Management Plan 2015 and Policy CS 17 of the Elmbridge Core Strategy 2011, taken together and amongst other matters, seek to ensure new development embodies high quality design, respects a host building, reflects local character and exemplifies local distinctiveness. For the reasons given above I conclude that there would be conflict with these policies. The policies have objectives that are also reflected in the Council's Design and Character SPD 2012. Whilst I can see one could put forward some design and scale arguments drawing upon this document, as the Appellants do, in my opinion the scheme would run contrary to its main aesthetic aims and I am conscious that in any event this publication cannot be expected to cover every eventuality.

Other matters

7. I understand the Appellants' wish to increase the accommodation of this property. I note that there was not objection from neighbours. I can see that thought has been given to seeking to minimise the impact of the dormer but as I outline above I would still be concerned with its appearance. I appreciate the frustration in respect of the pre-application advice albeit this is always made without prejudice to the outcome of a planning application. I have carefully considered all the points raised by the Appellants but these matters do not outweigh the concerns which I have in relation to the main issue identified above.
8. I confirm that policies in the National Planning Policy Framework have been considered and the development plan policies which I cite mirror relevant objectives within that document.

Overall conclusion

9. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is dismissed.

D Cramond

INSPECTOR