
Appeal Decision

Site visit made on 2 May 2017

by Rory MacLeod BA MRTPI

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

Decision date: 26th May 2017

Appeal Ref: APP/L3625/W/17/3168451
69 Doods Road, Reigate RH2 0NT

- 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 Stephen Billige against the decision of Reigate & Banstead Borough Council.
 - The application Ref 15/02724/F, dated 1 December 2015, was refused by notice dated 14 July 2016.
 - The development proposed is a third floor addition to form a two bedroom flat.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site comprises a three storey brick building used as three flats with a large garden to the rear and a parking area to the front. The building's flat roof contrasts with the pitched roofs of buildings in the vicinity of the site. Properties on both sides of Doods Road near to the site are mainly semi-detached and predominantly arranged over two floors but the size and detailed design of the buildings and materials used in their construction vary greatly. A common characteristic however, is traditional pitched roofs with ridges parallel to the road. These are visible from both sides of the road and from the rear of the appeal site.
 4. The proposed development would incorporate a Mansard style roof that would have shorter and steeper pitched roof sections compared to those in the surrounding area. It would rise to a level only slightly higher than the ridge of the adjacent building at 77 Doods Road, albeit that No. 77 is built on higher ground. However, the overall mass of the proposed additional storey, beneath an extensive flat roof, would be at variance with the prevailing roofscapes in the area. Whilst the presence of small front dormer windows is a feature of parts of Doods Road, the two front dormers within the proposal would accentuate the mass and prominence of the new roof within the street scene. This would be particularly apparent when viewed from the west over 67 Doods Road, a two storey building constructed on lower ground. My overall assessment is that the proposal would appear as a bulky and an unduly
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dominant extension which would cause significant harm to the street scene and the character and appearance of the area generally.

5. In these respects the proposals would conflict with Policies Ho9, Ho13 and Ho16 of the Reigate and Banstead Borough Local Plan 2005, and with the Reigate and Banstead Local Distinctiveness Design Guide, that all seek to ensure that the scale of new residential development and the design of elements such as roofscapes does not detract from the character of the surrounding area.
6. I acknowledge that the existing building does not fit in well with the character and appearance of buildings in the surrounding area and that the appeal proposals include works to the elevations and frontage parking area to improve the site's appearance. The third party comments include some representations in support of the appeal on this basis. However, any such visual improvements would be relatively minor and would not outweigh the significant visual harm arising from the roof extension.
7. I have also noted the presence of four storey buildings elsewhere in Doods Road and the findings of the topographical survey on the relative heights of buildings in the vicinity in relation to each other and to the appeal proposals. The proposals would also result in the provision of an additional dwelling in an accessible location. However, these factors do not lead me to a different overall conclusion.
8. For the above reasons and taking account of other matters raised I conclude that the proposed development would be harmful to the character and appearance of the area. The appeal should be dismissed.

Rory MacLeod

INSPECTOR