

Appeal Decision

Site visit made on 18 May 2017

by R J Maile BSc FRICS

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

Decision date: 01 June 2017

Appeal Ref: APP/L3625/D/17/3171366

Walwood House, Park Road, Banstead, Surrey, SM7 3ER.

- 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 Dr Raghu Lall against the decision of Reigate and Banstead Borough Council.
 - The application ref: 16/00933/HHOLD, dated 20 April 2016, was refused by notice dated 3 February 2017.
 - The development proposed is ground floor side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue here is the effect of the proposed extension upon the character and appearance of the host building.

Reasons

3. The property comprises a substantial semi-detached Edwardian house designed in the Arts and Crafts style by the architect, Sir Guy Dawber, in 1904. It is sited within the Metropolitan Green Belt and an Area of Great Landscape Value. The house and the adjacent property, Park Down Lodge, and their gardens are locally listed.
4. National policy at Chapter 7: '*Requiring good design*' of the Framework¹ sets out the Government's approach to design issues. Amongst other matters, it states that good design is a key aspect of sustainable development and is indivisible from good planning (see paragraph 56).
5. Policy CS4 of the Core Strategy² and "saved" Policies Ho 9 and Ho 24A (iii) of the Local Plan³ similarly seek to ensure that new development, including extensions to houses, does not detract from the appearance and character of the existing dwelling or that of the surrounding area.

¹ The National Planning Policy Framework.

² The Reigate and Banstead Local Plan: Core Strategy (adopted July 2014).

³ The Reigate and Banstead Borough Local Plan 2005.

6. Although not statutorily listed, Walwood House is a Locally Listed Building and its architectural integrity is an important non-designated heritage asset that should be safeguarded (see Chapter 12: '*Conserving and enhancing the historic environment*' of the Framework).
7. "Saved" Local Plan Policy Pc 10 specifically deals with Locally Listed Buildings. Criterion (iii) of the policy states that alterations and additions to such buildings "*will only be approved if they respect and reflect the scale, design, materials, colour and other character aspects of the building concerned.*"
8. The existing south and east-facing elevations of Walwood House are largely as built and form an important design element of the building. The single storey extension would be tacked on to the east elevation and be wholly at odds with the host building in terms of its scale, design and fenestration. It would have the effect of unbalancing the integrity of the principal south elevation, whilst the new porch would include a low pitched roof out of keeping with the form of the main dwelling.
9. Given the width of the side extension (some 6.25m) development as proposed would also entail the removal of an attractive and mature mixed species hedge, thereby further detracting from the setting of the host building.
10. I therefore find upon the main issue that development as proposed would be out of keeping with and damaging to the character and appearance of the host building contrary to national policy in the Framework as referred to above, to Policy CS4 of the Core Strategy and "saved" Local Plan Policies Ho 9, Ho 24A (iii) and Pc 10.

Conclusion

11. For the reasons given above, I conclude that the appeal should fail.

R. J. Maile

INSPECTOR