
Appeal Decision

Site visit made on 6 June 2017

by AJ Steen BA (Hons) DipTP MRTPI

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

Decision date: 16 June 2017

Appeal Ref: APP/A3655/D/17/3175071
2 Barrens Park, Woking GU22 7LD

- 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 Ward against the decision of Woking Borough Council.
 - The application Ref PLAN/2017/0042, dated 9 January 2017, was refused by notice dated 22 March 2017.
 - The development proposed is two storey side, first floor front dormer; first floor rear dormers.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed dormer windows on the character and appearance of the existing building and surrounding area.

Reasons

3. Barrens Park comprises a number of chalet bungalows of similar design and appearance, with a number parallel to the road, such as no. 2, and others at right angles. A number of properties have been altered over time, with a variety of dormer windows, along with solar panels on the front roof pitch at no. 1. These dormer windows include wide flat roofed dormers, pitched roof dormers, either wide or a narrower dormer and eyelid style dormers. At present, where roof slopes directly face the road, these do not have dormers other than of the eyelid style and none of the dwellings have a variety in the design of dormer windows to the individual elevations visible from the road.
4. The proposal would provide a wide, flat roofed dormer over much of the front roof slope to the extended property, with a smaller pitched roof dormer and a modest roof light also to the front elevation. This variation in the style and appearance of dormers, along with the proposed roof light, would result in a confused and inconsistent appearance to the front elevation of the dwelling. Given that they directly front the road, the proposed dormers would be prominent and the result would appear incongruous in the street scene.
5. To the rear, the proposal would include a pitched roof above the first floor extension partly over the existing flat roofed single storey extension and a flat roofed dormer over most of the remainder of the roof. Whilst this would be dominant and have a similar affect to the appearance of the rear of the

property, this would not be visible from public vantage points. In addition, the topography of the land, steeply rising to the rear of the dwelling, ensures that it would have limited visibility from any surrounding properties. Consequently, the adverse impact from the appearance of the rear elevation would be outweighed by this lack of visibility such that it would not materially affect the character and appearance of the surrounding area.

6. Development surrounding Barrens Park is of a variety of design and appearance that provides a more varied character to the wider area. A number of houses have different styles of dormer windows and prominent front roofs, but this reflects the varied style of the area in contrast to the more uniform appearance of dwellings on Barrens Park.
7. I conclude that the proposed front dormer windows would cause harm to the character and appearance of the existing building and surrounding area. As such, the proposed development would be contrary to Policy CS21 of the Woking Core Strategy and the National Planning Policy Framework that seek to create buildings and places that are attractive and make a positive contribution to the street scene and character of the area.
8. On the basis of the above considerations, I conclude that the appeal should be dismissed.

AJ Steen

INSPECTOR