
Appeal Decision

Site visit made on 30 May 2017

by Oliver Blower MA (T&CP)

a person appointed by the Secretary of State for Communities and Local Government

Decision date: 28 June 2017

Appeal Ref: APP/K3605/D/17/3171044
71 Oatlands Drive, Weybridge KT13 9LR

- 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 Craig Robson against the decision of Elmbridge Borough Council.
 - The application Ref 2016/3332, dated 11 October 2016, was refused by notice dated 14 December 2016.
 - The development proposed is for a first floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first-floor side extension at 71 Oatlands Drive, Weybridge KT13 9LR in accordance with the terms of the application, Ref 2016/3332, dated 11 October 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 Ref: 207-P-1, 207-P-2, 207-P-3 and 174-P-5.
 - 3) The materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host building and surrounding area.

Reasons

3. The appeal relates to a large detached house with a hipped roof, located on the corner of Oatlands Drive and Cricket Way. It has a single-storey side extension that extends close to the boundary with Cricket Way.
 4. The immediate area is characterised by large detached houses in substantial verdant plots, giving an open character and appearance to the immediate area. I note that the building line of houses on Cricket Way is broadly level with the main flank elevation of the appeal house, and that the single-storey side extension projects beyond that line.
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5. The development plan includes the Elmbridge Core Strategy 2011 (CS) and the Elmbridge Local Plan Development Management Plan 2015 (DMP).
6. Policy CS17 of the CS seeks to ensure, amongst other things, that development delivers high quality design which responds to the positive features of individual locations, integrating sensitively with the locally distinctive townscape.
7. Policy DM2 of the DMP seeks to ensure, in part, that all new development achieves high quality design; and that proposals should preserve or enhance the character of the area with particular regard to appearance, scale, mass, height, prevailing pattern of built environment and the character of the host building.
8. Further guidance is given in the Design and Character Supplementary Planning Document (SPD). This recommends that extensions harmonise with the original appearance of the house and are not detrimental to the street scene.
9. An earlier scheme for a first floor side extension was recently refused and dismissed at appeal. In contrast to that earlier proposal, this revised scheme would have a much lower ridge and eaves height, with a steeply sloping hipped 'cat-slide' roof. A single front dormer window would be set within the roof slope. These features, together, ensure the extension would appear less bulky and dominant, thereby achieving an appropriate degree of subservience to the main dwelling. In addition, by virtue of its reduced scale, the extension would not undermine the open character of the street scenes of both Cricket Way and Oatlands Drive
10. As a result, I conclude that the proposal would not harm the character or appearance of the host dwelling or surrounding area. As such, it would accord with CS Policy CS17, DMP Policy DM2, and advice in the SPD.
11. I therefore allow the appeal and grant planning permission subject to the standard implementation condition, a condition requiring compliance with the approved plans, and a condition requiring the use of matching materials, in the interests of good planning and the character and appearance of the area.

O Blower

Appointed Person