

Appeal Decision

Site visit made on 3 August 2017

by R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL

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

Decision date: 11 August 2017

Appeal Reference: APP/R3650/D/17/3176572

4 Blacknest Cottages, Chiddingfold Road, Dunsfold, Godalming GU8 4PB

- 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 Mrs S Lancaster against the decision of Waverley Borough Council.
 - The application (reference WA/2017/0615, dated 22 March 2017) was refused by notice dated 24 May 2017.
 - The development proposed is described in the application form as: "removal of side carport and construction of side extension to form third bedroom and kitchen/breakfast room".
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a side extension and front porch at 4 Blacknest Cottages, Chiddingfold Road, Dunsfold, Godalming GU8 4PB, in accordance with the terms of the application (reference WA/2017/0615, dated 22 March 2017), subject to the following conditions.
 1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - drawing number 2010-01 (Block Plans);
 - drawing number 2010-02 (Existing Plans & Elevations);
 - drawing number 2010-03A (Proposed Plans);
 - drawing number 2010-04A (Proposed Elevations).
 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Preliminary point

2. Notwithstanding the description of the proposed development given in the planning application form, the appeal proposals can adequately, and more succinctly, be described as the construction of a side extension and a front porch (as shown on the application drawings).

Main issue

3. The main issue to be determined in this appeal is the effect of the proposed development on the character of the host building and its surroundings.

Reasons

4. The appeal site is set in an attractive countryside location where scattered buildings are set among fields and woodland. Number 4 Blacknest Cottages is one of one of a small group of rural dwellings, ranged in semi-detached pairs, some of which have been extended and altered in the past, in different ways. Access to the cottages is taken directly from Chiddingfold Road itself and, in the case of most of the cottages, from a minor access road that branches off from the main road, leading on to a bridleway and footpath.
5. Like its neighbours, the original house at number 4 Blacknest Cottages is constructed of fair-faced brickwork under a tiled roof. It is a simple but attractive architectural form, well finished and in harmony with its surroundings. Nevertheless, a wide, crudely constructed lean-to carport has been added at one side, which detracts from the appearance of the host building.
6. It is now proposed that this carport should be removed and a new single storey extension built in its place, providing a "kitchen / dining room" and an additional bedroom. The new extension has been designed to complement the existing building, of brickwork under a tiled roof, with larger windows overlooking the garden at the rear.
7. Among other things, the 'National Planning Policy Framework' emphasises the aim of "requiring good design" in the broadest sense (notably at Section 7) and it points out the importance of creating an attractive streetscape and maintaining the overall quality of the area. Indeed, paragraph 17 of the NPPF identifies as a "core planning principle" the need to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
8. That emphasis on the importance of good design is also to be found in local planning policies, notably at Policies D1, D4, C2 and RD2 of the 'Waverley Borough Local Plan 2002', which include provisions that are also aimed at protecting the countryside. Policy RD2 of the Plan, moreover, has specific relevance in respect of proposed extensions to buildings in the countryside.
9. In this case, the proposed extension would be in keeping with the host building, as a single storey extension, constructed in materials to match the original house. The existing house is located in a spacious plot, set back from the access road and the sense of space would be preserved, even though the extension would be constructed close to the side boundary of the plot. Thus, the scheme would cause no harm either to the character of the host building or to its wider surroundings. The proposed extension would not be in conflict with either local or national planning policies, including those in the Development Plan.
10. In short, the appeal scheme would amount to a modest extension to the existing dwelling but it would provide useful additional space and would,

thereby, add to the stock of residential accommodation in the locality, albeit in a very limited way. Therefore, the scheme before me can properly be permitted and, although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.

11. I have, however, also considered the need for conditions and, in imposing conditions, I have taken account of those suggested by the local planning authority in the usual way (without prejudice to their main arguments in the appeal). I have concluded that conditions are necessary, to define the planning permission and to ensure that quality is maintained.

Roger C Shrimplin

INSPECTOR