



Appeal Decision

Site visit made on 20 September 2017

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

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

Decision date: 2nd October 2017

Appeal Ref: APP/Z3825/D/17/3178912

14 Timber Mill, Southwater, RH13 9SY

- 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 David Mills against the decision of Horsham District Council.
 - The application Ref DC/17/0413, dated 22 February 2017, was refused by notice dated 18 April 2017.
 - The development proposed is two storey and single storey side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a two storey and single storey side extension at 14 Timber Mill, Southwater, RH13 9SY in accordance with the terms of the application, Ref DC/17/0413, dated 22 February 2017, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: D 0217/314/01, D 0217/314/02, D 0217/314/03, D 0217/314/04, D 0217/314/05, D 0217/314/06, D 0217/314/07, D 0217/314/08 and D 0217/314/09.

Main issue

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

Reasons

3. 14 Timber Mill is a two storey end of terrace house with an existing two storey extension. It has a more generous plot than the others in the terrace, with a roughly triangular side garden. There is a thick hedge and other planting to the front boundary and a high timber fence along the boundary to an area of parking and garages at the side.
4. The houses in the terrace have a stepped building line which is reflected in the existing extension to No. 14. The surrounding area is residential and characterised by short terraces of houses, some having a stepped building line

- and some having a straight building line. The front gardens are mainly open plan.
5. The proposed two storey extension would fill much of the space at the side leaving a narrow gap for access to the rear at ground floor level and forming a cantilevered section at first floor level towards the rear over the access. The extension would be set down and set back from the existing two storey extension.
 6. The relevant policies in this case include Policy 33 of the Horsham District Planning Framework 2015 (the HDPF) which requires, among other things, that development make efficient use of land and should be of a high quality design, in terms of aspects such as scale, massing and appearance. Development should respect the character of the surrounding area and relate sympathetically to the local landscape.
 7. It appears to me that the original houses in this terrace are very small and many of them have been extended in various ways. I consider that the proposal is relatively modest in scale in itself and that it would improve the standard of accommodation in the house. I accept that, as a proportion of the original house, especially when taken together with the existing extension, it would be substantial. However, I consider that this would not, on its own, result in an unacceptable or harmful form of development.
 8. The proposed design reflects the character of the terrace as a whole and of the surrounding area. The extension would be partially screened from views from the street by the vegetation at the front and by the timber fence at the side. The cantilevered element at first floor level would be unusual, but would provide a solution to a somewhat awkward site and would not, in my view, be unacceptable. It would not be readily visible from public viewpoints.
 9. Some concern has been raised regarding the impact of the proposal on parking in the area, but I note that the Highway Authority made no objection in this respect. Concern was also raised regarding the possibility of access from the site to the private drive behind the property. This is a civil matter which is not for me to address.
 10. I conclude that the proposed extension would not harm the character and appearance of the existing house and the surrounding area and that it would be consistent with Policy 33 of the HDPF in terms of its scale massing and appearance.
 11. For the reasons given above I conclude that the appeal should be allowed.

Conditions

12. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR