
Appeal Decision

Site visit made on 24 October 2017

by Daniel Hartley BA Hons MTP MBA MRTPI

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

Decision date: 01 November 2017

Appeal Ref: APP/K3605/D/17/3179877

45 Green Lane, Hersham, Walton-on-Thames KT12 5EZ

- 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 and Mrs Dan and Kate Longworth against the decision of Elmbridge Borough Council.
 - The application Ref 2017/1390, dated 2 May 2017, was refused by notice dated 30 June 2017.
 - The development proposed is a single storey wrap around extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site comprises a detached dwelling positioned on a corner plot at the junction of Green Lane with Green Lane Avenue. The area is residential in character and there is some design uniformity in respect of the appeal dwelling and the other corner plot (No 47 Green Lane) in so far that they are both positioned within narrow plots, have front gabled elevations and for the most part have simple and straight two storey side elevations running alongside /close to the boundaries with Green Lane Avenue. The latter ensures that there is a clear visual edge to the side elevations of Nos 45 and No 47 Green Lane when seen from the junction of Green Lane with Green Lane Avenue.
4. It is proposed to erect a single storey mono pitched wrap around extension. It would be built off the existing two storey rear part of the dwelling which is set in and down from the remainder of the two storey property. Whilst the proposed extension would be single storey, its roof and walls would be conspicuous when viewed from both Green Lane Avenue and Green Lane. The proposed side extension facing Green Lane Avenue would be built beyond the existing two storey building line of the dwelling which is set back from Green Lane Avenue. This part of the proposal would create a stepped side elevation which would unacceptably detract from the simple and largely straight side elevations of the two corner properties. This adverse impact would be particularly apparent when approaching the site from the junction of Green Lane with Green Lane Avenue.

5. I accept that the appeal property has a two storey rear addition: in that sense the building line of the host property is not entirely straight. However, this is not noticeable at the aforementioned road junction. Instead, there is some design consistency between the two corner properties and the side elevations appear straight and hence relatively uniform in appearance. The proposal would cause material harm to this distinctive character and owing to the position and scale of the extension it would have a materially adverse impact upon the character and appearance of the street-scene. In addition, and as the extension would be built beyond the existing two storey building line facing Green Lane Avenue, it would appear as a dominant and incongruous addition to the host dwelling. Consequently, I do not consider that the proposal would constitute good design.
6. For the reasons outlined above, I conclude that the proposal would not accord with the design aims of Policies CS5 and CS17 of the adopted Elmbridge Core Strategy 2011; Policy DM2 of the Elmbridge Local Plan Development Management Plan 2015; the adopted Elmbridge Design and Character Supplementary Planning Document and Chapter 7 of the National Planning Policy Framework.

Other Matters

7. The appellant has referred me to examples of other developments in the area where extensions have been allowed up to the boundary with the highway. However, the appeal proposal is not directly comparable with these developments in so far that the side elevation of the resultant building would have a discordant stepped effect. Furthermore, and, in any event, I have determined this appeal on its planning merits taking into account the context of the immediate environment and in particular the appearance of the two corner properties when viewed from the junction of Green Lane with Green Lane Avenue.
8. None of the other matters raised outweigh or alter my conclusion on the main issue.

Conclusion

9. For the reasons outlined above, and taking into account all other matters raised, I conclude that the appeal should be dismissed.

Daniel Hartley

INSPECTOR