



Appeal Decision

Site visit made on 9 July 2019

by Michael Evans BA MA MPhil DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 July 2019

Appeal Ref: APP/L3625/D/19/3227480

Torfield Cottage, Forest Drive, Kingswood KT20 6LP

- 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 Eddie Yu against the decision of Reigate and Banstead Borough Council.
 - The application Ref 18/02604/HHOLD, dated 11 December 2018, was refused by notice dated 7 March 2019.
 - The development proposed is the erection of a two storey rear extension, loft conversion and extension and four new dormers.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a two storey rear extension, loft conversion and extension and four new dormers, at Torfield Cottage, Forest Drive, Kingswood KT20 6LP, in accordance with the terms of the application, Ref 18/02604/HHOLD, dated 11 December 2018, 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: 602.00, 602.01, 602.02 A, 602.03 A, 602.12 B, 602.13 B, 602.14 B, 602.15 B and 602.16.
 - 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.
 - 4) Prior to occupation of the development hereby permitted, the windows in the side elevations of the rear extension at first and second floor levels shall be installed with obscured glass and with any opening being at a minimum height of 1.7m above internal floor level. The windows shall thereafter be retained in accordance with these details.

Main Issue

2. The main issue in this appeal is the effect on the character and appearance of the host dwelling, locality and the streetscene.

Reasons

3. The appeal concerns a two storey detached dwelling that is located within The Warren and The Glade Residential Area of Special Character (RASC). The locality is characterised by detached properties that tend to be of an individual

design and consequently vary significantly in their appearance. This includes the roofs which differ appreciably in matters such as their form, complexity, bulk and height. There are also examples of crown roofs where the top part is flat, which include those identified by the Appellant.

4. In these circumstances the crown roof to the proposed rear extension would not disrupt any significant consistency, while being compatible with the diversity of design. Moreover, it would reflect the examples of such roofs found within the RASC. These include the neighbouring property at Burnham Cottage.
5. The host dwelling is in a significantly elevated position relative to the street, so that the flat roof between the parts sloping down to the sides would not be visible from the street. The sloping flanks of the roof would be seen from the street individually but the presence of the flat area in between and therefore the crown roof form would not be obvious or apparent from here. However, I saw nearby examples at other properties where the presence of flat roofs at a similar height was fairly obvious when looking from the road.
6. The flank walls of the addition would be flush with those of the existing property with the flat top being at the same height as the raised ridge of the main roof. However, the roof at the sides would slope downwards, serving to relieve the bulk and mass arising from the flat top. The dormer addition to each side would provide further articulation, breaking up the expanse and massing of the roof.
7. Moreover, the rearwards projection of the two storey extension beyond the main rear wall would be noticeably less than the depth of the main part of the host dwelling. It would reflect the adjacent house at Burnham Cottage in its depth and this property has a particularly bulky roofscape, as well as a crown roof form at the back. As a result of these factors, the bulk and massing of the rear extension would not be excessive.
8. The Council suggests that from the rear the appearance would be of a three storey flat roof extension. However, the upper floor would clearly appear to be in the roofspace, being at the same level as the slopes to either side. In any event, it would be seen in the context of the adjacent dwelling at Burnham Cottage where the presence of the flat roof is fairly obvious when looking from the rear. The space around the building would be sufficient to maintain the open and spacious character of the RASC.
9. For these reasons, it is concluded that there would be no harm to the character and appearance of the host dwelling, locality and streetscene. The proposal would comply with Policies Ho 9, Ho 13 and Ho 15 of the Reigate and Banstead Borough Local Plan 2005. Among other things, these intend that development should reinforce local distinctiveness, be of a high standard of design and conform to the pattern of development in the surrounding area, while respecting and being compatible with the existing residential character in the RASC.
10. In the Council's Supplementary Planning Guidance, Householder Extensions and Alterations, March 2004, it is stated that "flat roofs do not integrate with most properties and can have a limited lifespan". Nevertheless, in the above circumstances the addition would be adequately integrated and given the absence of harm the appeal should not be rejected on the basis of this advice.

Taking account of all other matters raised, it is therefore determined that the appeal succeeds.

11. A condition specifying the approved plans is necessary to provide certainty. The facing materials used should match those of the existing dwelling to protect its appearance. The side facing windows at first floor level and above in the rear extension should have obscured glazing and restricted opening in order to prevent undue overlooking of the neighbouring properties.

M Evans

INSPECTOR