

Appeal Decision

Site visit made on 15 July 2019

by David Fitzsimon MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th July 2019

Appeal Ref: APP/C3620/D/19/3226983

50 Nutcroft Grove, Fetcham KT22 9LA

- 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 & Mrs MacCombe against the decision of Mole Valley District Council.
 - The application Ref MO/2018/2067/PLAH, dated 30 November 2018, was refused by notice dated 25 January 2019.
 - The development proposed is 'demolish existing conservatory and rebuild as solid roof structure, first floor rear extension and internal alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the host dwelling and the street scene within which it sits.

Reasons

3. The appeal relates to a semi-detached bungalow style dwelling which sits within a row of similar properties. The proposal seeks to replace a rear conservatory with a solid structure. The Council raises no issue with this element of the scheme and I have no reason to disagree.
 4. The Council does, however, object to the first floor rear extension. This element of the scheme would span the full width of the dwelling and would introduce a deep mansard style roof with a shallow main pitch to the rear. Although the mansard addition would be slightly lower than the main ridge and would be finished in appropriate external materials, it would add significant bulk and mass at first floor level, fundamentally altering the roof form of the existing dwelling.
 5. To my mind, this element of the scheme would dominate the dwelling and it would fail to respect its original scale, form and proportions. Contrary to the appellants' assertion, a section of this unsympathetic addition would be visible from certain vantage points within Nutcroft Grove. As a result, it would not respond well to the overall character and appearance of a street scene which although not particularly distinctive, is well ordered in the main.
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6. In reaching this view, I am mindful of the presence of large first floor rear additions at other nearby properties within Nutcroft Grove, including Nos. 45, 46 and 48. Whilst I do not know the precise planning circumstances of each case, the Council has explained that at least some have been built under the provisions of 'permitted development' and did not require planning permission. In any event, I noted that the rear box dormers I saw were set in slightly from the side elevations of their related properties. This is a different arrangement to the proposal before me, which I have considered on its individual merits.
7. The appellants argue that the proposal amounts to sustainable development. However, the National Planning Policy Framework (the Framework) explains that good design is a key aspect of sustainable development. As I have found that the proposal does not exhibit good design, it cannot amount to sustainable development in the widest sense of the definition provided by the Framework.

Overall Conclusion

8. For the above reasons, and despite an absence of formal local objection, I conclude that the proposed first floor rear extension would unacceptably harm the character and appearance of the host dwelling and the street scene within which it sits. In such terms, it conflicts with policy CS14 of the adopted Mole Valley Local Development Framework Core Strategy Development Plan Document and policies ENV22 and ENV32 of the adopted Mole Valley Local Plan, which collectively promote high quality design that respects the character of existing dwellings and their surroundings.
9. Whilst the single storey rear extension is acceptable and policy compliant, it is inextricably linked to the first floor extension and therefore a split decision cannot be issued.
10. In light of the above factors, and having considered all other matters raised, the appeal does not succeed.

David Fitzsimon

INSPECTOR