



Appeal Decision

Site visit made on 24 July 2019

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 6 August 2019

Appeal Ref: APP/A3655/D/19/3229214

Pendle, 24 Woodham Road, Woking GU21 4DP

- 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 Stephen Thwaites against the decision of Woking Borough Council.
 - The application Ref: PLAN/2019/0179 dated 23 February 2019, was refused by notice dated 1 May 2019.
 - The development proposed is new front porch.
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Decision

1. The appeal is allowed and planning permission is granted for new front porch at Pendle, 24 Woodham Road, Woking GU21 4DP in accordance with the terms of the application, Ref: PLAN/2019/0179 dated 23 February 2019, 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 development hereby permitted shall be carried out in accordance with the following approved plans: TMS 1901 PL 001; TMS 1901 PL 002; TMS 1901 PL 003 A; TMS 1901 PL 004; TMS 1901 PL 005 A; TMS 1901 PL 006 A; TMS 1901 PL 007.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on Plan TMS 1901 PL 007.

Preliminary Matters

2. Amended plans were submitted during the application process and my decision is based on these amended plans which were the plans determined by the Council.

Main Issue

3. The main issue in this appeal is the effect of the proposal on the character and appearance of the existing building and on the street scene.

Reasons

4. The appeal property is a detached residential dwelling on the south east side of Woodham Road, approximately opposite the junction with Grange Road. The house as existing is brick built with tile hanging on the front elevation under a tile pitched roof. The surrounding area is predominantly residential with a

variety of detached dwellings. Although brick and tile are the dominant materials there are some examples where other materials have been introduced, including details with timber panelling and part render/painted exteriors.

5. The proposal would replace the existing enclosed porch with a new larger, enclosed porch in contrasting materials and design to the main house, which would appear to be the result of a bespoke design to meet the requirements of the Appellant. In terms of its proposed scale including its width, depth and height I consider that it would be subservient in scale and form to the main dwelling. I agree with the Council that the modern design and proposed materials would contrast with the design and materials of the existing house. However, the proposal has been designed in detail to present a contemporary porch which, given its modest form and scale, would not be visually over dominant in relation to or detract from the character and appearance of the dwelling.
6. Whilst there is a substantial evergreen hedge along the frontage, views of the proposed porch would still be gained from the street. However, given the different house designs in the local area with both open and enclosed porches and with a range of materials, in addition to the predominant brick and tile, I do not consider that the proposal would detract from the variety of the street scene. I have noted that the site is covered by an Area Tree Preservation Order (Reference 626/0035/1963) but no trees would be affected by the proposal.
7. There is a fine line to be drawn between imposing individual taste and seeking a good level of design to protect the character and appearance of a local area. In this case, the small scale of the proposal and the variety of existing house styles in the local area lead me to conclude that there would be no material harm to the character and appearance of the existing house and the street scene. There would be no conflict with Policy CS21 of the Woking Core Strategy and the National Planning Policy Framework, and in particular Section 12, both of which seek a good quality of design which respects the local context. Although not referenced in the Council's decision notice, I have also taken into account the guidance in the Woking Design SPD (2015) in respect of porches. Whilst it indicates that enclosed porches rarely have an acceptable appearance unless they closely match the character of the house, I have found nothing in the SPD which precludes innovative designs where appropriate.

Conditions and Conclusion

8. In terms of conditions, the materials as specified on the plans should be adhered to in the interests of visual amenity and to reflect the proposal the subject of this appeal. A condition should be imposed to list the approved plans for the avoidance of doubt and in the interests of proper planning.
9. For the reasons given above and having regard to all other matters raised, including in representations, I conclude that the appeal should be allowed.

L J Evans

INSPECTOR

