



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: 7 August 2019

Appeal Ref: APP/C3620/D/19/3229803

11 Middle Road, Leatherhead KT22 7HN

- 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 Ray Davey against the decision of Mole Valley District Council.
 - The application Ref: MO/2019/0358/PLA dated 1 March 2019, was refused by notice dated 25 April 2019.
 - The development proposed is creation of a vehicular access with pavement crossover, alterations to front boundary wall and landscaping improvements to enable access and parking.
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Decision

1. The appeal is allowed and planning permission is granted for creation of a vehicular access with pavement crossover, alterations to front boundary wall and landscaping improvements to enable access and parking at 11 Middle Road, Leatherhead KT22 7HN in accordance with the terms of the application, Ref: MO/2019/0358/PLA dated 1 March 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: HMID/01/03; HMID/01/04; 69002-SK-001; 69002-TRK-001.
 - 3) Any new or re-instated areas of external brickwork as shown on the approved plans shall match the existing brickwork in colour and size, mortar colour, pointing and bonding detail.
 - 4) No vehicle shall access the site from Leret Way unless and until the proposed vehicular access to Leret Way hereby approved has been constructed and provided with visibility zones in accordance with the approved plans, and thereafter the visibility zones shall be kept clear of any obstruction over 0.6 m high.
 - 5) Space shall be laid out within the site in accordance with the approved plans for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning area shall be retained for their designated purposes.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the designated heritage asset of the Leatherhead Conservation Area.

Reasons

3. The appeal property is an end of terrace residential dwelling on the west side of Middle Road and with a side boundary to Leret Way, B2122. Middle Road narrows as it descends the hill away from Upper Fairfield Road towards Leret Way and part way down provides pedestrian access only to the houses, although some along the eastern side also appear to have rear access. There is an attractive variety of mainly small scale, closely grouped dwellings along Middle Road, with a range of front garden treatments. The boundary of the property, particularly to Leret Way is currently formed by a brick wall with fencing on top. Leret Way in contrast to Middle Road is a busy road, subject to a speed limit of 30mph around the edge of the town centre with The Swan Shopping Centre opposite and between Leret Way and the rest of the town centre.
4. The site lies within the designated heritage asset of Leatherhead Conservation Area. The Conservation Area primarily extends to the south of Leret Way to include the historic town centre but also extends to include a number of streets to the north as far as Upper Fairfield Road and including Middle Road, although this area is now somewhat divorced from the main core of the Conservation Area because of the road and shopping centre, both of which are excluded from the Conservation Area boundary.
5. The proposal would seek to demolish part of the boundary wall to Leret Way to provide access for an off-street parking space. The wall on either side of the access would be reduced to a height of 0.6m to provide visibility splays. Beyond, the brick wall as existing would remain turning the corner into Middle Road and at the western end of the boundary with Leret Way. Where the existing wall would be retained, the existing fencing on top of the boundary wall would be removed and the wall increased in height.
6. The existing front garden and boundary treatment on Middle Road, would be retained, and the brick wall increased in height, following the removal of the fence, as it turns the corner from Middle Road into Leret Way. Approaching the property from Middle Road I do not consider that the character and appearance of this attractive route with its small scale and closely grouped scale of development would be materially changed. The alterations to the wall would be on Leret Way where there is already a variety of boundary treatments, including walls of different height, close boarded fencing and soft planting. In the context of the surrounding development, I do not consider that the proposal would adversely affect the views into Middle Road from and along Leret Way.
7. I am therefore satisfied that the proposal would not harm the significance of the designated heritage asset and would preserve the character and appearance of the Leatherhead Conservation Area. There would be no conflict with Policy ENV39 of the Mole Valley Local Plan and the National Planning Policy Framework, and in particular Section 16, both of which seek to preserve or enhance the character and appearance of conservation areas.

Conditions and Conclusion

8. In terms of conditions, I agree that the works to the existing brick wall should be undertaken in matching materials to protect the character and appearance of the local area. Conditions are also required to require the provision and retention of visibility zones and turning space in the interests of highway safety. I shall also impose a condition 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, I conclude that the appeal should be allowed.

L J Evans

INSPECTOR