



Appeal Decision

Site visit made on 17 April 2019

by N Smith BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 August 2019

Appeal Ref: APP/M3645/W/19/3221172

12 Redvers Road, Warlingham, CR6 9HN

- 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 Terry Huckle against the decision of Tandridge District Council.
 - The application Ref TA/2018/1182, dated 04 June 2018, was refused by notice dated 10 January 2019.
 - The development proposed is proposed 4No bedroom dwelling on land at 12 Redvers Road, Warlingham, CR6 9HN.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is whether the effect of the development on the character and appearance of the area would be acceptable.

Reasons

3. The appeal site consists of a fairly substantial two-storey, detached house within a large plot. It is at the junction of Redvers Road and Leas Road and fronts the former. The proposal is that an existing single-storey side garage addition would be partially demolished and replaced with a two-storey, detached house, also fronting Redvers Road.
4. The character of that road is of large, detached properties on spacious plots facing the Green on the opposite side of the road. Not every property conforms to that character, but for the most part, they do.
5. The appeal proposal would conflict with that character. It would result in a plot size and building of substantially narrower proportions than other properties along the road and it would result in the existing and proposed houses at the site being positioned very near to one another. Together, these factors would result in a relatively cramped form of development of a layout not compatible with the character of the road. The appellant is right to highlight that even in its developed form, the site would have a low density, but the appropriateness of the amount of development at a site should be assessed against others around it.

6. I agree with the appellant that the character along Leas Road is more varied, with a range of house types and plot layouts and that in general, the grain of development is more tightly knit. However, the property would front Redvers Road and would, I think, be read as forming an extension to it, making it more important that the character of that road is reflected by new development.
7. That said, the proposed dwelling would have a visual relationship with Leas Road and on account of the building standing notably forward of the building line created by the front wall of No 52, I do not consider that it would be a satisfactory one. The development would result in harm being caused to both street scenes.
8. Overall, I find that the effect of the development on the character and appearance of the area would not be acceptable and that it would be in conflict with Policy CSP18 of the Tandridge District Core Strategy 2008 and policies DP7 and DP8 of the Tandridge Local Plan Part 2: Detailed Policies 2014 – 2029 2014 which seek, amongst other requirements, to ensure that development is of a high quality and compatible with its context.

Conclusions

9. There is dispute between the parties as to whether the Council can demonstrate an ability to meet its housing need and so whether or not Paragraph 11 of the National Planning Policy Framework (the Framework) is engaged. I am satisfied that in any event, the adverse impacts that I have described would significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies of the Framework when taken as a whole.
10. In reaching that conclusion I have considered the contribution that would be made by the scheme towards local housing supply, that the design of the building, in itself, would be of a high quality and the general support for increased densities in existing settlements outside of the Green Belt and for making the best use of sites, including small ones.
11. Accordingly, this appeal is dismissed.

N Smith

INSPECTOR