



Appeal Decision

Site visit made on 1 August 2019

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 September 2019

Appeal Ref: APP/K3605/D/19/3230869

70 West End Lane, Esher, KT10 8LF

- 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 Assersohn against the decision of Elmbridge Borough Council.
 - The application Ref 2019/0189, dated 14 January 2019, was refused by notice dated 22 March 2019.
 - The development proposed is proposed removal of existing roof, construction of new first floor extension together with roof, new two storey front extension and alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is whether the proposal would preserve or enhance the character or appearance of the West End Conservation Area.

Reasons

3. The appeal site is within the West End Conservation Area. I have therefore had regard to Section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is reflected in Local Plan Policy DM12¹ and the National Planning Policy Framework².
4. The Conservation Area also includes a pair of semi-detached cottages to the north of the appeal site, Nos 68 and 69 which are Grade II Listed Buildings. These are described in the Listing as dating from 1742 with 19th Century additions. The Framework provides advice on proposals affecting heritage assets including their setting as does Local Plan Policy DM12. I consider that these Listed Buildings are significant contributors to the Conservation Area.
5. No 70 West End Lane is a detached two-storey dwelling served by a minor road off West End Lane. The house overlooks a green opposite and a larger open area on the other side of West End Lane. The house is located towards one end the green but is still very visible across open land.

¹ Elmbridge Local Plan Development Management Plan April 2015, Adopted 15 April 2015.

² Ministry of Housing, Communities & Local Government National Planning Policy Framework, July 2018 (the Framework).

6. The proposed development would alter the village cottage style of the existing dwelling and create a house of very different appearance. I consider that the neo-Georgian design of the house would be at odds with the character of the area and provide a sharp contrast to the adjacent listed cottages. I accept that there are different styles of properties within the Conservation Area and that the original house at No 70 has been altered and extended.
7. The appellant disputes the impact of the proposed crown roof to the house and the style and size of fenestration but I consider that taken as a whole the resulting building would be prominent in this setting and fails to reflect the character of the Conservation Area and the Listed Buildings.
8. I have taken all other matters raised including the other planning policies and guidance referred to together with other developments in the Conservation Area but none alter my conclusion. I conclude that the proposal would not preserve or enhance the character or appearance of the West End Conservation Area. It would conflict with Policy DM12 and the Framework and therefore the appeal fails.

J D Clark

INSPECTOR