



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/Z3635/D/19/3231133

19A Gordon Road, Ashford TW15 3ES

- 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 Miss C Rutherford against the decision of Spelthorne Borough Council.
 - The application Ref 19/00144/FUL, dated 1 February 2019, was refused by notice dated 7 May 2019.
 - The development proposed is loft extension to first floor flat comprising rear facing dormer to create additional accommodation in the roof space and creation of a balcony. Three velux roof lights on front roof slope.
-

Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site is a first floor flat in a two-storey semi-detached residential property. The adjoining semi has a large rear extension. The proposal would include a rear dormer that would be set below the main ridge height of the property and in from the side wall on one side. The side adjoining No 21 would extend close to the boundary. There is also a two storey outrigger with a lower ridge height than the main part of the roof. The rear dormer would include a window and glazed doors onto a roof terrace which in turn would incorporate a 1.8 metre high frosted glass screen. Three roof lights are proposed in the front elevation.
4. Core Strategy Policy EN1¹ relates to the design of new development which, amongst other things, should respect and make a positive contribution to the street scene and the character of the area. The Council's SPD² provides further guidance on the design of residential extensions and new residential development. This includes advice on roofs, roof lights, dormers and roof extensions.

¹ Spelthorne Borough Council Core Strategy and Policies Development Plan Document, Adopted 26 February 2009.

² Spelthorne Borough Council Design of Residential Extensions and New Residential Development Supplementary Planning Document April 2011 (SPD).

5. I note that the appellant has amended the scheme from an earlier one that was refused by the Council. I also note that the rear of the house is not visible from the street and the adjoining property has been extended although not with a dormer. Nevertheless, the dormer extension and the roof terrace would add bulk to the roof which would not be in keeping with the existing dwelling. It would therefore create an incongruous addition to the roof of the building which would be out character with the area. This would conflict with Policy EN1 and the aims of the SPD. Furthermore, the roof lights on the front of the dwelling would not be consistent with the advice in the SPD in terms of their alignment with the windows below.
6. I have considered all other matters raised but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character and the appearance of the area in conflict with Policy EN1 and the SPD. The appeal therefore fails.

J D Clark

INSPECTOR