



Appeal Decision

Site visit made on 23 July 2019

by Stephen Wilkinson BA BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 September 2019

Appeal Ref: APP/Q3630/W/19/3224651

19-20 Victoria Street, Englefield Green, Egham TW20 0QY

- 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 M J Pryce Building Construction Ltd against the decision of Runnymede Borough Council.
 - The application Ref RU.18/1915, dated 13 December 2018, was refused by notice dated 14 February 2019.
 - The development proposed ground floor infill and extension to No. 19 and 19B flat. Internal alteration to No.19A house and roof enlargement to No 19B and flat A (Bindles) to create internal staircase and duplex 2 bedroom flat to 19B and a 3 storey 3 bedroom flat to Bindles over No. 20. New double garage, single storey to rear and associated landscaping.
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Decision

1. The appeal is allowed and planning permission is granted for ground floor infill and extension to No.19 and 19B flat. Internal alterations to No.19A House and roof enlargement No. 19B and Flat A (Bindles) to create internal staircase and duplex 2 bedroom flat to 19B and a 3 storey 3 bedroom flat to Bindles over No. 20. New double garage, single storey to rear and associated landscaping in accordance with the terms of the application, Ref RU.18/1915, dated 13 December 2018, and, subject to the conditions set out in the Schedule to this decision.

Application for costs

2. An application for costs was made by M J Pryce Building Construction Ltd against Runnymede Borough Council. This application is the subject of a separate Decision.

Main Issue

3. The effect of the proposal on the character and appearance of the surrounding area.

Reasons

4. Victoria Street comprises properties with a variety of ages, architectural styles, height and plot sizes. This variety in style is matched by the range of uses which amongst others comprise shops, public houses and community cafes. However, the area is primarily residential in character.

5. The appeal site forms part of a terrace of properties, some with roof dormers comprising retail and commercial uses on the ground floor with residential uses above. To the rear of the site is Holloway Mews, an area of hard standing providing space for servicing and parking accessed from Armstrong Road. The rear of the appeal site slopes away from its frontage to Victoria Street.
6. On both sides of the appeal site significant alterations have been made to neighbouring properties. Nos 16-18 Victoria Street have been altered and extended and includes 3 pitched dormers in the front roof plane with a large rear extension comprising ground floor with 2 floors above. Nos. 21-23 Victoria Street lies on the corner with Armstrong Road and has a return frontage comprising 2 storeys and single storey.
7. The proposed scheme would involve the partial redevelopment of the site involving large extensions to the rear with major changes to the Victoria Street frontage involving the creation of a new floor within the roof served by 3 dormer windows. A double garage would be located in the rear yard area.
8. The appeal scheme would be similar in design to Nos 16-18 Victoria Street. The depth and height of the resulting building and the rear extensions are similar in scale and design. The scheme would maintain the ridge height of this property and the inclusion of 3 dormers would complement the whole of this terrace. The proposed rear extension whilst being visible from Armstrong Road, would, due to the slope in the road and its set back, would not dominate the character and appearance of the road.
9. Although the proposed scheme would effectively result in an extension of the building at Nos. 16-18 Victoria Road there is such a range of building types along Victoria Road and throughout the area that this development would not lead to uniformity, resulting in blandness. The design and location of the 3 roof dormers set well within the roof plane would not be visually prominent to the detriment of the street scene. Finally, although the ridge height of the proposed building would sit approximately 3m above Nos 21-23 Victoria Road this provides a degree of contrast. The proposed scheme would not erode its character.
10. Saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001 seeks amongst other matters to ensure that new development respects townscape character with reference to a range of characteristics which include street pattern, plot sizes and ratios, building height and roof treatment. The proposed scheme by adhering to a form of development similar in character to the Nos. 16-18 Victoria Street would respect the building height and roof treatment of the adjoining property in line with this policy. Furthermore, the mixed use of the scheme would optimise the site's potential in line with the Framework.

Other Matters

11. Concerns have been raised by an interested party about the scale, density and size of the proposal which they contend results in overdevelopment and a negative impact on the character and appearance of both Victoria Street and Armstrong Road. These matters have been I addressed above.

Conditions

12. I have considered the list of conditions suggested by the LPA in light of the National Planning Policy Framework and Planning Practice Guidance (PPG). I have imposed a condition specifying the relevant drawings as this provides certainty. A condition relating to matching materials is necessary in order to ensure the satisfactory appearance of the development. A condition requiring obscure glazing in the south and west elevation of Flat 19B is required to prevent overlooking. Conditions relating to a hydrocarbon vapour membrane and the discovery of contamination are necessary to ensure a safe living environment. I have considered the Council's suggested removal of permitted development rights. PPG is clear that such conditions will rarely pass the test of necessity and should only be used in exceptional circumstances. No such circumstances have been advanced in this case and I have not imposed the condition.

Conclusions

13. For the above reasons, I therefore allow the appeal.

Stephen Wilkinson

Inspector

Schedule of 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: Proposed Floor Plans Ground, Drawing No P-01 Rev A; Proposed Floor Plans First, Drawing No P-02 Rev A; Proposed Floor Plans Second, Drawing No P-03; Proposed Roof Plan, Drawing No P-04 Rev A; Proposed Elevation Front – Street Scene Drawing No P-10; Proposed Elevations Sides 1 and 2, Drawing No P-11; Proposed Elevations Rear, Drawing No P-12 Rev A; Existing and Proposed Site Plans, Drawing No P-20 Rev A; Garages and Outbuildings - 35 Degrees Plans and Elevations, Drawing No LIMUS-GAR P-02; Existing Location Plan, Drawing NoS-01; Existing Floor Plans Ground, Drawing No S-02; Existing Floor Plans First, Drawing No S-03; Existing Elevations Front, Drawing No S-10; Existing Elevations Sides 1 and 2 Drawing No S-11; Existing Elevations Rear, Drawing No S-12; Existing Roof Plan, Drawing No S-20; Proposed Block Plan and Drainage Layout, Drawing No P-21 Rev A.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. The development hereby permitted shall not be occupied until the windows serving the hall, landing, WC and shower room in the southern and western elevations of 19B Victoria Street have been fitted with obscured glazing (Pilkington Glass level 4 or equivalent), and no part

of that/those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened.

- 4) The development hereby permitted shall be constructed to include a hydrocarbon vapour membrane which shall be laid under the floor of the extension in accordance with details that shall have first been submitted to and approved in writing by the local planning authority. Evidence of the installation of the of the hydro-carbon vapour membrane shall be submitted to the local planning authority prior to occupation of the development.
- 5) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.