



Appeal Decision

Site visit made on 8 October 2019

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 November 2019

Appeal Ref: APP/R3650/W/19/3226723

Land adjacent 'Plot 1' Dunsfold Road, Alfold, Surrey GU6 8JB

- 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 John Westwood against the decision of Waverley Borough Council.
 - The application Ref WA/2018/1220, dated 4 July 2018, was refused by notice dated 14 February 2019.
 - The development proposed is the erection of a pair of semi-detached dwellings with associated parking and amenity space.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a pair of semi-detached dwellings with associated parking and amenity space at land adjacent 'Plot 1' Dunsfold Road, Alfold, Surrey GU6 8JB, in accordance with application Ref: WA/2018/1220 dated 4 July 2018 subject to the attached schedule of conditions.

Main Issue

2. The main issue in this appeal is the effect of the proposed development upon the character and appearance of the surrounding area.

Reasons

3. The appeal site comprises a narrow parcel of land next to a recently built pair of detached dwellings located on the southern side of Dunsfold Road. Opposite the site there is a modern residential terrace with chevron parking to the front and directly behind the site is a sports and social club. Properties along both sides of Dunsfold Road vary in terms of design, layout, plot size and distance from the highway.
4. The size and shape of the appeal site results in a proposed development whereby the amenity space would be located to the side of each of the proposed dwellings. It has been designed to take the depth of the site into consideration and comfortably accommodates the proposed dwellings, garden area and parking spaces. Whilst the location of the proposed garden areas to the side of the dwellings would not follow the general convention the proposed layout would not be harmful to its character and appearance given the variety of plot shapes and sizes that exist in the surrounding area.

5. Although the proposed development would be closer to the highway compared to some dwellings in the surrounding area this arrangement would not be overly dominant or harmful as dwellings are set back varying distances from the highway. Taking these matters together, it would not result in a cramped and contrived development that would be unduly harmful to the street scene.
6. As such the development would not have an unacceptable effect on the character and appearance of the area as a result of the development. It therefore accords with Policy TD1 of the Waverly Borough Local Plan Part 1 (2018) and retained Policies D1 and D4 of the Waverly Borough Council Local Plan (2002) which set out a requirement for high quality and inclusive design, a layout that responds to local character and its surroundings that would not result in detriment to the environment.

Other Matters

7. I have taken into account the representations regarding the impacts on living conditions, views, highway safety, bin storage, broadband, drainage and property values.
8. Whilst the proposed garden areas would be to the side of the dwellings the boundary treatment would provide adequate screening. In addition, there is sufficient separation between properties on the northern side of Dunsfold Road and the appeal site to ensure satisfactory living conditions and outlook.
9. It is not the purpose of the planning system to protect the right to private views and as such I have not taken this into account when making my decision.
10. The Highways Authority raised no objection to the planning application therefore I am satisfied the development is acceptable in highway terms. The Highway Authority did not object to the scheme before me, subject to conditions. The highway matters concerning the subsequent application are not for my consideration.
11. I note the comments made by the Highway Authority to the appeal in respect of the visibility splay and requirement for a new footway, however the request for a new footway is not reasonable or necessary to make the development acceptable in planning terms given the proximity of existing footways to the site. A suitable visibility splay can be secured by condition as the appellant has indicated that the necessary land is within their ownership and control.
12. The position of the proposed bin storage at the front of the dwellings is not an untypical arrangement in the surrounding area. Therefore, I am satisfied this is acceptable and would not harm the appearance of the area.
13. There is no substantive evidence before me to suggest that the development would adversely impact upon drainage, particularly as Thames Water raised no objection to the planning application. This is also the case concerning broadband speeds in the local area. The effect on property values is a matter which falls outside of what I consider in my decision.

Conditions

14. I have considered the imposition of conditions in accordance with the National Planning Policy Framework and Planning Practice Guidance (PPG). I have

altered the wording of the conditions proposed by the Council in the interests of precision and clarity.

15. In addition to the standard time limit condition, I have imposed a condition specifying the relevant drawings as this provide certainty. In order to ensure a satisfactory appearance, conditions relating to landscaping have been imposed. In the interests of highway safety, I have also imposed conditions with regard to access, turning and parking areas serving the development and for a satisfactory visibility splay.
16. The council have suggested conditions removing permitted development rights in relation to windows in the north western elevation of the north western most dwelling. The distance between this elevation to the boundary with the next door property is sufficient and would ensure satisfactory living conditions. Thus it is not necessary to remove permitted development rights. In addition the suggested condition removing permitted development rights for extensions and outbuildings would not be reasonable or necessary as set out in the PPG and thus it has not been imposed.
17. The council have suggested a condition setting out that the external materials cannot be varied without prior consent. The material specifications are listed on Drawing No 02D and thus, it is not necessary to impose a separate condition as the development must be carried out in accordance with the approved plans.

Conclusion

18. For the reasons set out above, and having regard to all matters that have been raised, the appeal is allowed subject to the conditions.

B Thandi

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 Ground and First Floor Plans and Elevations Plan Drawing No 01A; Location Plan, Block Plan and Elevations Drawing No 02D and Street Scene and Site Plan Drawing No 03D.
- 3) The dwellings shall not be occupied until a means of access for vehicles shall have been constructed in accordance with approved plans Proposed Ground and First Floor Plans and Elevations Plan Drawing No 01A and Site Plan Drawing No 03D. The means of access shall be retained thereafter.
- 4) No dwelling shall be occupied until space has been laid out within the site in accordance with Drawing No 03D for cars and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and that space shall thereafter be kept available at all times for those purposes.
- 5) The development shall not be occupied until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with an agreed implementation programme. The completed scheme shall be managed and maintained in accordance with an approved scheme of management.
- 6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 7) No dwelling shall be occupied until details of a visibility splay have been submitted to and approved in writing by the local planning authority. The visibility splay shall be implemented in accordance with the approved details before any part of the development is brought into use and shall be retained thereafter.