



Appeal Decision

Site visit made on 5 July 2020

by N Holdsworth MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 July 2020

Appeal Ref: APP/K3605/D/19/3243987

Bankside, 1 Hawkshill Way, Esher, KT10 8LH

- 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 M Reid against the decision of Elmbridge Borough Council.
 - The application Ref 2019/2663 dated 22 September 2019, was refused by notice dated 12 December 2019.
 - The development proposed is two storey residential extension to front elevation and single storey infilling of existing front courtyard.
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Decision

1. The appeal is allowed and planning permission is granted for two storey residential extension to front elevation and single storey infilling of existing front courtyard at Bankside, 1 Hawkshill Way, Esher, KT10 8LH in accordance with application Ref 2019/2663 dated 22 September 2019 but subject to the following 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: Site Location Plan; Block Plan rev A; 219/01/01; 219/01/02; 219/01/03 rev A; 219/01/04 rev A; Flood Risk Assessment prepared by David Bowler.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby approved shall match those used in the existing building.

Procedural Matter

2. I have used the description of development from the planning application form, as originally applied for and reflected on the appeal form. This accurately describes the proposed development.

Main Issue

3. The effect of the proposed front extension on the character and appearance of the host building and surrounding area.

Reasons

4. Hawkshill Way is composed of large detached residential buildings of varying ages and designs, set in well-sized front and rear gardens. The plots are large and the buildings are set back from the road, creating a spacious character.
5. The Council's objections primarily relate to the size and forward projection of the front extension. However, the distance from the enlarged building to Hawkshill Way would be similar to other existing properties along this road, so the proposal would preserve the existing building line. The extended building would not therefore appear unduly prominent in the street-scene.
6. In other respects, this would be a well-designed addition. Because it is set down from the main roof ridge, the front extension would appear visually subordinate to the host building. The half-hipped roof broadly preserves the front eaves line. Overall the front extension and other proposed works would appear as an organic addition to this older building, respecting its elevational detail in all important respects.
7. It is suggested that no other buildings in the road have been subject to front extensions in the manner proposed. However, this is not a uniform townscape. There is a significant degree of variation in the appearance of these properties. The extended building would appear as an attractive building in its own right. Whilst it would be visible from the road it would not detract from its surroundings in any way.
8. Consequently, there would be no harm to the character and appearance of either the host building or the surrounding area, arising from this proposal. It complies with policies DM2 of the Elmbridge Local Plan: Development Management Plan (April 2015) and CS17 of the Elmbridge Core Strategy (July 2011), all of which promote high quality design based on an understanding of local character. The proposal also complies with the Elmbridge Design and Character Supplementary Planning Document: Home Extensions (2012), which shares similar objectives to the development plan policies cited above.

Conditions and Conclusion

9. The proposal complies with the development plan and there are no other considerations that outweigh this finding. The appeal should be allowed subject to conditions necessary for legal reasons and in the interests of certainty, also to preserve the character and appearance of the area.

Neil Holdsworth

INSPECTOR