
Appeal Decision

Site visit made on 21 July 2020

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State

Decision date: 31 July 2020

Appeal Ref: APP/M2270/D/20/3252658

7 Woodsgate Way, Pembury, Royal Tunbridge Wells TN2 4NJ

- 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 Johann Vandeverre against the decision of Tunbridge Wells Borough Council.
 - The application Ref 19/02815/FULL, dated 2 October 2019, was refused by notice dated 26 February 2020.
 - The development proposed is removal of an existing conservatory and construction of a two storey extension to side of existing dwelling.
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Decision

1. I allow the appeal and grant planning permission for removal of an existing conservatory and construction of a two storey extension to side of existing dwelling at 7 Woodsgate Way, Pembury, Royal Tunbridge Wells TN2 4NJ in accordance with the terms of the application reference 19/02815/FULL, dated 2 October 2019 and 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 plan; 1479-1B.
 - 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.

Reasons

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the Woodsgate Way and High Street area of Pembury. Core Strategy Policy CP4 seeks to conserve and enhance the urban landscape and Local Plan Policy EN1 sets out criteria that development is required to meet. Supplementary Planning Document '*Alterations and Extensions*' sets out design principles and includes a specific item on corner plots. Paragraph 124 of the 2019 National Planning Policy Framework states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
3. Whilst having an address on Woodsgate Way, a side road off the High Street, the appeal property is one of 4 detached dwellings facing High Street across a service road to the west of the side road entry, and there is another similar group of 3 dwellings on the east side. There remains an openness to the entry,

framed by the flank wall of number 7 and that of its handed opposite number 6 to the east of the entry. As viewed from High Street, that appearance of openness is reduced by the canopies of trees on the verge between the service road and the main road.

4. The actual gap at the entry to the side road is further reduced by fencing and a conservatory, and the flank wall is already a little beyond the building line set by the bungalows to the north. The proposed extension would continue the line of the walls and roof planes but would utilise a hip-end to the roof. This would introduce an element of the extension being subservient to the original building and would serve to reduce the closing effect at the corner.
5. Turning to the specifics of the Supplementary Planning Document with regard to the spacing of side extensions, there would be no terracing effect due to the intervening side road, and the gap between the extension and the fence would be sufficient to avoid appearing cramped. The failing indicated in the figure at the top on page 12 relates very much to the proximity of 2 buildings and the boundary, which is not an issue here.
6. With regard to the advice on corner plots, paragraph 5.12 states only that a side extension on a corner plot *could* have an effect on the building line of the adjoining street, and paragraph 5.13 lists considerations that a proposal should be judged against;

Distance from adjacent property, the greater the distance the less the impact; In the appeal case there is a significant distance to the first bungalow in the side road and despite the drop in levels, the effect would not be of an overbearing presence.

Pedestrian and vehicular visibility; The presence of the service road avoids any material adverse effects.

Height of extension and its impact on 'side-street'; The visual effect from either direction would be acceptable and the closing of the gap as seen from High Street would consolidate a building line along that more major through route, while retaining the pleasant tree cover and sufficient gap at the entry.

Screening/enclosures, the degree to which the site is enclosed beyond the building line, by fences and planting. There is already some visual enclosure as the verge does not extend round from the High Street to Woodsgate Way, the garden fences of 6 and 7 being hard against the rear of the footway. The 2-storey extension would not undo the spacious qualities to a harmful degree.

7. To conclude, the particular arrangement of this corner plot allows the assimilation of the proposed extension without harm to the character and appearance of the area and the proposal accords with the design requirements of the Development Plan and national policy, as well as the Supplementary Planning Document specific to this type of development. For the reasons given above I conclude that the appeal should be allowed with conditions regarding matching materials and naming the drawing for the Avoidance of doubt and in the interests of proper planning.

S J Papworth

INSPECTOR