



Appeal Decision

Site visit made on 8 December 2020

by Paul Jackson B Arch (Hons) RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16th December 2020

Appeal Ref: APP/M3645/D/20/3257692

Theale, Crowhurst Road, Lingfield, Surrey RH7 6DA

- 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 S Shajid against the decision of Tandridge District Council.
 - The application Ref TA/2020/766, dated 25 April 2020, was refused by notice dated 6 July 2020.
 - The development proposed is a rear single storey extension incorporating 3 No. rooflights.
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Decision

1. The appeal is allowed and planning permission is granted for a rear single storey extension incorporating 3 No. rooflights at Theale, Crowhurst Road, Lingfield, Surrey RH7 6DA in accordance with the terms of the application, Ref Ref TA/2020/766, dated 25 April 2020, and the plans submitted with it, 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 unnumbered plans and elevations by 'redarch' dated 20/04/20.
 - 3) The top edge of the proposed extension adjacent to the boundary with 'Waylong' shall not exceed 2.775m in height above ground floor slab level.

Reasons

2. The main issue is the effect of the proposed extension on the living conditions of neighbouring occupiers, in terms of natural light and outlook.
3. 'Theale' is one of a semi-detached pair of 2 storey houses, the adjoining dwelling to the north being 'Waylong'. The proposal consists of a rear single storey extension with a flat roof extending to about 6 metres (m) beyond the original rear wall of the house and about 3.8m beyond an existing single storey extension close to the boundary.
4. The height above slab level shown on the application drawings would be about 2.775m which would be somewhat higher than an existing brick and timber open shelter that has been erected behind the existing extension. The existing extension already affects sunlight and daylight reaching the living room glazed doors to an extent. The occupiers of 'Waylong' enjoy a wide and fairly deep garden which benefits from significant and unobstructed levels of sunlight

especially in the mornings. A significant part of the rear garden of 'Waylong' has already been built up above ground level to provide an artificial turf surface. In this case, the edge of the proposed extended roof would not unacceptably additionally interfere with sunlight or daylight reaching the part of the garden outside the main living room doors. There would be very little impact on sunlight penetrating the interior of the house. The greater length of the proposed extension combined with the limited height would not seriously additionally interfere with the occupants' outlook. In considering this matter it is important that the extension does not exceed the height shown on the plans and I have imposed a condition requiring this, as well as the usual conditions concerning a time limit on commencement and conformance with the submitted plans.

5. I have taken into account the fact that the occupiers of 'Waylong' themselves may wish to build a similar sized extension but it is not yet clear that this has been approved. The extension at 'Theale' is acceptable on its own merits.
6. The proposed extension would not conflict with the design quality and living conditions objectives of policy DP7 of the Tandridge District Local Plan (Part 2: detailed policies) of 2014 or policy CSP18 of Tandridge's Core Strategy of 2008. For these reasons, the appeal should be allowed.

Paul Jackson

INSPECTOR