



Appeal Decision

Site visit made on 8 October 2020

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23/12/2020

Appeal Ref: APP/Y3615/W/20/3249129

Land north of Wayfarers, The Warren, East Horsley, Leatherhead KT245RH

- 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 Jonathan Meeson against the decision of Guildford Borough Council.
 - The application Ref 19/P/02169 dated 22 November 2019, was refused by notice dated 14 February 2020.
 - The development proposed is described as erection of a detached house.
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Decision

1. The appeal is allowed and planning permission is granted for erection of a detached house at Land north of Wayfarers, The Warren, East Horsley, Leatherhead KT245RH in accordance with the terms of the application, Ref 19/P/02169, dated 22 November 2019, and the plans submitted with it, subject to conditions set out in the schedule attached to this decision.

Procedural Matters

2. At the time of my site visit the site was overgrown and difficult to infiltrate however the site could be viewed adequately without accessing all of the site.

Main Issue

3. The main issue in this appeal is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal site is within a predominantly residential area and sandwiched between large detached properties on a tree lined road.
5. The proposed development would follow the prevailing built form of the immediate area, a substantial house reflecting design features from properties within the surrounding area set within a generous plot. The individuality of design of each property whilst maintaining a harmonious streetscene contributes to local distinctness.
6. The proposed development would introduce a built form into an undeveloped area which is currently overgrown. The proposed development would be visible from public vantage points, however the existing hedging to the boundaries and trees at the entrance to the site along with additional landscaping, which

could be controlled through the imposition of a planning condition would soften the appearance of the proposed development.

7. Whilst the proposed development is large, the scale, massing, proportions and design would not be out of keeping with the surrounding properties and would sit comfortably within their setting. The development would not appear cramped on the plot nor incongruous when viewed from the streetscene.
8. I conclude that the proposed development would respect the local context and would not harm the character and appearance of the area. There is no conflict with Policies H1 and D1 of the Guildford Borough Local Plan: strategy and sites 2015 – 2034 (2019), Policy G5 of the Guildford Borough Local Plan (2003) and Policies EH-H7 and EH-H8 of the East Horsley Neighbourhood Plan 2017-2033 which seek amongst other things to resist poor quality of design, by ensuring development respects its surroundings, distinctness and reinforcing patterns of development.
9. There is no conflict with the Guildford Residential Design Guide (2004) which amongst other things seeks to achieve high standards of housing design by encouraging locally distinctive designs which respect the character of an area. The proposed development would not be contrary to the National Planning Policy Framework (2019) and the National Design Guide (2019) which seeks to secure good design which adds to the overall quality of an area.

Other matters

10. A number of objections have been submitted against the proposal, including the effect on neighbouring residential properties, trees and wildlife, traffic etc. These concerns were considered by the Council in the Officer's Report, the Council did not have concerns relating to these issues and based on the information I have before me I do not disagree.
11. The site lies within the Green Belt, the Council in the Officer's Report considered that the proposed development would be limited infilling in a village I do not disagree.

Conclusion and Conditions

12. I have undertaken some minor editing and rationalisation of the conditions proposed by the Council in the interests of precision and clarity.
13. I have imposed a standard condition relating to the commencement of development. I have included a condition specifying the relevant plans as this provides certainty. In the interest of safeguarding the character and appearance of the area I have imposed conditions relating to details of the external materials.
14. I consider that conditions related to the provision of water saving and efficiency measures, and carbon dioxide emission reduction measures, would be in the interests of meeting the needs of future occupiers, and ensuring the development is sustainable.
15. I have imposed conditions relating to the submission of a landscaping plan, a tree protection plan and method statement, and nature conservation in the interest of the protection and enhancement of the natural environment.

16. I have included a condition confirming obscure glazing to windows shown on the approved plans, to safeguard the living conditions of the residents of neighbouring properties.
17. The Council have suggested that a condition relating to the provision of a fast charge socket. However no substantive evidence has been submitted to demonstrate the requirement for this condition, I therefore consider it to be unnecessary.
18. For the above reasons I conclude that this appeal should be allowed.

C Pipe

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 10:1076:L(2-)001 Rev B and 10:1076:L(2-) 002 Rev C dated 22/03/2019; 10:1076:L(2-)112 Rev B dated 03/04/2019; 10:1076:L(2-)151 Rev A, 10:1076:L(2-)156 Rev A and 10:1076:L(2-)152 Rev B dated on 24/10/2019.
3. Prior to the commencement of development, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how energy efficiency is being addressed, including benchmark data and identifying the Target carbon Emissions Rate TER for the site or the development as per Building Regulation requirements (for types of development where there is no TER in Building Regulations, predicted energy usage for that type of development should be used) and how a minimum of 20 per cent reduction in carbon emissions against the TER or predicted energy usage through the use of on site low and zero carbon technology shall be achieved. The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.
4. No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
5. No development shall take place until an Arboricultural Method Statement and Tree Protection Plan, in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.
6. The development hereby permitted must comply with regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015).
7. The side facing dormer windows in the northern and southern elevations of the development hereby approved shall be glazed with obscure glass and shall thereafter be permanently retained as such.
8. No development shall take place until a scheme to enhance the nature conservation interest of the site, including landscape scheme has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented prior to the occupation of the development hereby approved.