



Appeal Decision

Site visit made on 9 October 2020

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

an Inspector appointed by the Secretary of State

Decision date: 14/01/2021

Appeal Ref: APP/C3620/D/20/3250962

Braemar, Grange Road, Ashted KT22 7JU

- 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 Potter against the decision of Mole Valley District Council.
 - The application Ref MO/2020/0219/PLAH dated 31 January 2020, was refused by notice dated 30 March 2020.
 - The development proposed is described as erection of a detached outbuilding.
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Decision

1. The appeal is allowed and planning permission is granted for erection of a detached outbuilding at Braemar, Grange Road, Ashted KT22 7JU in accordance with the terms of the application, Ref MO/2020/0219/PLAH, dated 31 January 2020, and the plans submitted with it.

Procedural Matters

2. At the time of my site visit, the development was in place. The original application form made clear that the scheme had been submitted retrospectively and I have dealt with the appeal on that basis.

Main Issue

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

Reasons The site is within a predominantly residential area comprising detached properties, set back from the highway, most are screened to a degree by boundary treatments. A school is located opposite the appeal site with hedging along the boundary with Grange Road.

3. The outbuilding projects forward from the existing property and has introduced a built form between the property and the highway. The frontage of the appeal site is devoid of landscaping, unlike the surrounding properties. The development has been positioned close to the boundary fence, and at a height visible above the existing fence. A low-level narrow trough containing plants has been installed in front of the fence.
4. I noted during my site visits that when turning into Grange Road in a vehicle and on foot from Leatherhead Road, the outbuilding was noticeable. Notwithstanding this the outbuilding in the front garden of the adjacent property (Westwood) closer to the junction was equally obvious.

5. The Council have confirmed that the outbuilding at Westwood has been in situ for over 4 years, on this basis, notwithstanding the lack of planning history, the adjacent outbuilding forms part of the streetscene.
6. The bulk of the outbuilding is screened by the existing boundary fence. Whilst partially visible above the fence, the outbuilding has been painted the same colour which softens the appearance of the development. Though large, the development does not appear cramped on the plot nor out of keeping with the immediate streetscene.
7. I conclude that the development does not have an adverse effect on the character and appearance of the area. There is no conflict with Policy CS14 of the Mole Valley Local Development Framework Core Strategy (2009), Policies ENV22, ENV23 and ENV24 of the Mole Valley Local Plan (2000) and Policy AS-H5 of the Ashted Neighbourhood Plan 2015-2026 (2016) which seek amongst other things to resist poor quality of design, by ensuring development integrates with their surroundings, respects the site, character and appearance of the locality.

Conclusion and Conditions

8. For the above reasons I conclude that this appeal should be allowed.
9. Conditions relating to standard time limit for commencement of development, plans to be adhered to and materials to be used are not relevant or necessary as the development is complete.

C Pipe

INSPECTOR