



Appeal Decision

Site visit made on 18 December 2020

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th January 2021.

Appeal Ref: APP/P3610/D/20/3250560

24 Rowden Road, West Ewell KT19 9PN

- 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 Aaron Franklin against the decision of Epsom & Ewell Borough Council.
 - The application Ref 19/01702/FLH, dated 19 December 2019, was refused by notice dated 14 February 2020.
 - The development proposed is hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation and the addition of a rear dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site is an end house in a terrace of four with a hipped roof. The design of No 24 is reflected in the corresponding house at the other end of the terrace. The proposed alteration to the shape of the roof by removing the hip design and replacing it with a gable would represent a significant alteration to the appearance of this house and the terrace. The rear dormer would compound the harmful effects of these alterations.
4. Development Management¹ Policy DM9 indicates that planning permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance. In considering this, matters such as compatibility with local character and the setting of the proposal site and its connection to its surroundings would be taken into account. Policy DM10 sets out design requirements for new developments, including house extensions. This lists the most essential elements identified as contributing to the character and local distinctiveness of a street or area. An example would be typical details and key features such as roof forms. Further guidance for gable ends, dormers and roof lights is provided in the Council's SPG for Householder Applications².

¹ Epsom & Ewell Borough Council Development Management Policies Document September 2015

² Epsom & Ewell Borough Council Householder Applications: Supplementary Planning Guidance, 28 January 2004 (SPG).

5. The design of this terrace is characterised by the steep hipped roofs to the houses either end of the terrace and to alter this in the manner proposed would seriously harm the appearance of the house, the symmetry of the terrace and would be of such significance to appear at odds in the street scene.
6. I appreciate that the appellant and his family require additional accommodation and this would enable them to do so whilst remaining living at No 24 Rowden Road. However, I cannot justify allowing a proposal that would have such an impact on the character and appearance of the area and that would conflict with policies DM9 and DM10 and the advice in the SPG.
7. I have taken all matters raised into consideration but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character and appearance of the area and therefore the appeal fails.

J D Clark

INSPECTOR