The Planning Inspectorate

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: 19th January 2021

Appeal Ref: APP/P3610/D/20/3254966
30 Lakehurst Road, Ewell, Surrey KT19 0ES

- 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 J Goddard against the decision of Epsom & Ewell Borough Council.
- The application Ref 19/01564/FLH, dated 18 February 2020, was refused by notice dated 14 April 2020.
- The development proposed is re-submission of 19/01564/FLH. Hip to gable loft conversion with rear dormer.

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 a double fronted detached house with a hipped roof. Neighbouring houses vary in design but hipped roofs are a character of the area. The proposal would involve extending the house by altering the hipped roof to a gable one and adding a rear dormer extension in order to increase the living accommodation within the roof space.

4. Development Management[1] 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 requirement 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 Applications[2].

[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 existing house is an attractive well proportioned one and the proposed alterations would significantly alter its appearance. I do not consider that this would represent a positive contribution to its visual character and appearance but rather would have a harmful effect, to the detriment of the house itself and the wider area. I note that other properties have been altered in terms of hips to gables but the prevailing character is still one of hipped roofs and other alterations do not justify the negative impact that the proposal would have.

6. I have considered all matters raised but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character and appearance of the area, it would conflict with policies DM9 and DM10 and the objectives of the SPG and therefore the appeal fails.

J D Clark

INSPECTOR