
Appeal Decision

Site visit made on 2 February 2021

by N Holdsworth MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 February 2021

Appeal Ref: APP/M3645/D/20/3254153

Stevendore, Crowhurst Road, Crowhurst, Lingfield

- 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 A Belton against the decision of Tandridge District Council.
 - The application Ref TA/2020/151, dated 9 January 2020, was refused by notice dated 26 March 2020.
 - The development proposed is first floor extension.
-

Decision

1. The appeal is allowed and planning permission is granted for first floor extension at Stevendore, Crowhurst Road, Crowhurst, Lingfield in accordance with application Ref TA/2020/151, dated 9 January 2020 but subject to the attached scheduled of conditions.

Main Issue

2. Whether the proposal would comprise inappropriate development in the Green Belt, having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies.

Reasons

3. The Framework makes clear that the construction of new buildings is inappropriate development in the Green Belt. However, an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. This is reiterated in policies DP10 and DP13 of the Tandridge Local Plan Part 2: Detailed Policies 2014 (Local Plan).
4. The proposal involves the reconstruction of the rear part of the roof of this bungalow, replacing a sloping roof and dormer window with a vertical gable wall. The projection of the gable end beyond the existing dormer window would be very limited, so the building would not appear noticeably larger in views from the surrounding area. The extension would otherwise blend in with the existing roof, so the architectural form of the host building would be preserved.
5. Whilst the building has previously been extended, increasing in size by around 67%¹, the proposed additions beyond this are small and visually unobtrusive. They do not, even in combination with the previous extensions, reach a

¹ Over the original building, on the basis of the measurements in the officer report.

threshold whereby they represent a disproportionate addition over and above the size of the original building.

6. The proposal therefore meets the terms of the exception to inappropriate development cited previously. It is not inappropriate development, and there would be no harm to the Green Belt. There is no conflict with either the Framework or policies DP10 or DP13 of the Local Plan which seek to avoid inappropriate development in the Green Belt. Consequently, there is no need for the appellant to demonstrate very special circumstances to justify the development.
7. The proposal is acceptable in terms of all other planning issues, so there is no other harm. It complies with the development plan and there are no other considerations that outweigh this finding. The appeal should succeed subject to conditions necessary in the interests of certainty for all parties and to comply with statutory timeframes for commencement of development, and to ensure the appearance of the extension is appropriate in relation to the host building.

Neil Holdsworth

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby approved shall be carried out in accordance with the following approved plans: site location plan, plans entitled "plans as existing" and "existing front elevation", 2019/31/1 Rev A, 2019/31/2 Rev A.
3. Except where shown otherwise on the approved plans, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

END OF SCHEDULE