

Appeal Decision

Site visit made on 16 February 2021

by Adrian Hunter BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 March 2021

Appeal Ref: APP/K3605/D/20/3262792

3 Charlton Kings, Weybridge KT13 9QW

- 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 & Mrs Dawson against the decision of Elmbridge Borough Council.
 - The application Ref 2020/1915, dated 4 August 2020, was refused by notice dated 20 October 2020.
 - The development proposed is single-storey side extension, single-storey rear extension, conversion of existing garage into living space, alterations to fenestration and replacement boundary wall.
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Decision

1. The appeal is allowed and planning permission is granted for a single-storey side extension, single-storey rear extension, conversion of existing garage into living space, alterations to fenestration and replacement boundary wall at 3 Charlton Kings, Weybridge KT13 9QW in accordance with the terms of the application, Ref 2020/1915, dated 4 August 2020, subject to the conditions in the attached schedule.

Preliminary Matters

2. Whilst the appeal application includes extensions and alterations to the existing dwelling, the Council's reason for refusal relates solely to the proposed boundary wall. I have therefore dealt with the appeal on this basis.

Main issue

3. The main issue in the appeal is the effect of the proposed boundary wall upon the character and appearance of the area.

Reasons

4. The appeal site comprises a large detached property set within a reasonably sized plot. The surrounding area is predominately residential, with the appeal site located in a prominent corner position. Boundary treatments vary in terms of their materials and sizes, but include a large number of brick walls, some with landscaping to the front.
5. In comparison to the current arrangement, where the existing landscaping provides a verdant feature within the street scene, its replacement with a brick wall, in a prominent position, would be seen as a stark, urban feature. However, a clear defining character of the surrounding area is the presence

and use of brick walls as boundary treatments, which are generally of a similar height and design to that proposed. Therefore, whilst the proposal would change the appearance of the appeal site, this would not be entirely out of keeping with the character of the surrounding area.

6. As a consequence, the presence of the new boundary wall, albeit closer to the highway edge than the existing, would not appear as a dominant feature within the street scene or harm the character of the area. Furthermore, from the evidence before me, I note that new landscaping would be provided to the front of the wall, which would further reduce the overall impact of the proposal.
7. For these reasons, I therefore conclude that the proposed boundary wall would not harm the character and appearance of the area and, in this respect, would be in accordance with Policy CS17 of the Elmbridge Core Strategy, Policy DM2 of the Elmbridge Local Plan Development Management Plan, the National Design Guide and Paragraph 127 of the National Planning Policy Framework. These Policies, amongst other things, seek to ensure that all new development achieves high quality design and is based on an understanding of local character.

Conclusion

8. For the above reasons, I therefore conclude that the appeal should be allowed.

Adrian Hunter

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2001.CHK100; 2001.CHK101; 2001.CHKLP02 revB; 2001.CHK110; 2001.CHK111 rev A; 2001.CHK112 rev A; and LC-2774-01.
- 3) The external surfaces of the development hereby permitted shall be constructed in the materials to match the host building.
- 4) All planting, seeding or turfing as shown on the drawing LC-2774-01 shall be carried out in the first planting season following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.