



Appeal Decision

Site visit made on 27 August 2021

by G D Jones BSc(Hons) DipTP DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 September 2021

Appeal Ref: APP/A3655/D/21/3275795

21 Evelyn Close, Woking GU22 0DG

- 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 M Kaitharath against the decision of Woking Borough Council.
 - The application Ref PLAN/2021/0137, dated 5 February 2021, was refused by notice dated 28 April 2021.
 - The development proposed is the construction of a single storey front extension with pitched roof, a two storey side extension and a rear conservatory.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a single storey front extension with pitched roof, a two storey side extension and a rear conservatory at 21 Evelyn Close, Woking GU22 0DG in accordance with the terms of the application, Ref PLAN/2021/0137, dated 5 February 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved drawings: Location Plan L.01; Block Plan B.01A; Proposed Site Layout P.01B; Proposed Plans and Elevations P.03C.
 - 3) 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.
 - 4) The window in the first floor west side elevation (serving Bedroom 1 ensuite) hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise approved in writing by the Local Planning Authority.

Preliminary Matters

2. The evidence refers to an existing planning permission for development at the appeal property, which the Council officer's report states would be 'similar' to the appeal scheme with the approved scheme having a flat rather than a pitched roof as is currently proposed above the single storey front extension. Consequently, while I have assessed the appeal scheme in its entirety, I have primarily focussed on the potential effect of this proposed ground floor roof form. When I conducted my site visit I noted that this previously approved scheme appears to have been completed, including the flat roof above the front ground floor extension.

Main Issue

3. The main issue is the effect the proposed single storey front extension would have on the character and appearance of the host building and wider area.

Reasons

4. The street scene of Evelyn Close is primarily characterised by detached two-storey houses that are fairly evenly spaced and set back from the road, which give the street scene a pleasant spacious quality. Flat roofs at ground floor level are a feature of the area, including at the appeal property. No 21 stands in the middle of a run of five houses that appear to be versions of the same house-type, such that the other four houses also feature prominent flat roof forms at ground floor level.
5. There are, nonetheless, a number of other clearly visible pitched roofs at ground floor level in this run of five houses and within the wider street scene, some of which appear to be original design features, while others appear to be more recent additions. Consequently, especially given its modest scale, the proposed front ground floor extension would sit comfortably within this context without significantly effecting the character and appearance of the host building or that of the wider street scene.
6. Accordingly, the proposed single storey front extension would have an acceptable effect on the character and appearance of the host building and the wider area in accordance with Policy CS21 (Design) of the Woking Core Strategy, October 2012, as well as with the Woking Design SPD, February 2015, and the National Planning Policy Framework.

Other Matters

7. I note the submissions made by neighbouring residents against the appeal development, including in respect to the potential future use of the property, parking and wider effects on the character and appearance of the area, and potential effects on living conditions. These matters are largely identified and considered within the Council officer's report on the appeal development. Other than as set out above, the Council did not conclude that they would amount to reasons to justify withholding planning permission. Subject to suitable planning conditions I have encountered nothing during the appeal process that prompts me to disagree with the Council's conclusions in these respects.

Conditions and Conclusion

8. In addition to the standard time limit condition the Council has requested three conditions which I have considered in the light of government guidance. In order to provide certainty, a condition requiring that the development is carried out in accordance with the approved plans would be necessary. A condition to control the facing materials of the extension would also be necessary to protect the character and appearance of the area. To protect the living conditions of neighbouring occupants a condition to control the detail of the proposed first floor side facing window would also be necessary.
9. I conclude, therefore, that the appeal should be allowed subject to the identified conditions.

G D Jones

INSPECTOR