



Appeal Decision

Site visit made on 27 August 2021

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

an Inspector appointed by the Secretary of State

Decision date: 21 September 2021

Appeal Ref: APP/P3610/D/21/3273732
63 Bramble Walk, Epsom KT18 7TB

- 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 Simon Williams against the decision of Epsom & Ewell Borough Council.
 - The application Ref 20/00779/FLH, dated 9 June 2020, was refused by notice dated 3 February 2021.
 - The development proposed is two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension at 63 Bramble Walk, Epsom KT18 7TB in accordance with the terms of the application, Ref 20/00779/FLH, dated 9 June 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: -
 - *Drawing Nos: - 1719/322/01 Rev A; 1719/322/02; 1719/322/03 Rev A; 1719/322/04 Rev A; and 1719/322/05 Rev A.*

Main Issue

2. I consider that the main issue is whether the extension would preserve or enhance the character or appearance of the Stamford Green Conservation Area.

Reasons

3. The appeal site is a semi-detached house within the Stamford Green Conservation Area and therefore I have had regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention be paid to preserving or enhancing the character or appearance of a Conservation Area. This is reflected in Core Strategy CS 5¹ and

¹ Epsom & Ewell Borough Council Core Strategy 2007 Local Development Framework. Adopted 24 July 2007.

Development Management Policy² DM8 and the National Planning Framework³. Policy DM9 indicates that the Council will use the Conservation Area Appraisals and Environmental Character Study to guide the assessment of development proposals and, in this case, I am referred to the Stamford Green Conservation Area Character Appraisal⁴. Development Management Policy DM 10 sets out design requirements for new developments, including house extensions.

4. Bramble Walk is a narrow road and No 63 is accessed from a footpath from the road alongside an area of open space. The house and its neighbour, No 64 are well screened by vegetation and a clear, uninterrupted view is not possible from Bramble Walk. The house is rendered and has been altered and extended over time. It is visible from Willis Close where it can be seen at the head of the cul-de-sac. Willis Close is also in the Conservation Area but is quite different in character and style of dwellings than the appeal site.
5. The extension would fill in a space currently serving as a small patio area between two parts of the building, effectively removing this small courtyard area which itself seems to have been created as a result of previous alterations and extensions. A more substantial garden area to the west provides the main amenity space to the house. Whilst the house seems to have undergone substantial extensions in the past, the proposed extension would be relatively modest. Also, although the Council consider that it would overwhelm the original dwelling, I am not clear as to what exactly the original dwelling comprised of so cannot, on the basis of the information before me, share this view.
6. The Conservation Area comprises areas of open space and residential development of different time periods. Nos 63 and 64 seem to have been dated from the late 19th Century⁵ but painted brickwork and rendered extensions make it difficult to see much of the original character of the dwellings. Although the rear elevation is visible from Willis Close, the pair are well screened and do not impinge on the open spaces, that form a character of this Conservation Area. Whilst I appreciate that the appeal site may have been extensively extended in the past, the scale and design of the proposal would not unduly detract from the character of the property or its setting. I therefore find the proposal would preserve the character and appearance of the Conservation Area and no conflict with the policies referred to would arise.
7. I have considered all other matters raised and note the concerns expressed by nearby residents in Willis Close. However, I do not consider that the living conditions of the occupiers of neighbouring properties would be harmed by this proposal.
8. The Council has suggested a condition requiring the materials of construction to match the existing dwelling. This is necessary in order to achieve a satisfactory appearance. A condition requiring the extension to be built in accordance with the approved plans is also necessary for the avoidance of doubt and in the

² Epsom & Ewell Borough Council Development Management Policies Document, September 2015.

³ Ministry of Housing, Communities and Local Government National Planning Policy Framework, 2021 (the Framework).

⁴ Epsom & Ewell Borough Council Stamford Green Conservation Area Character Appraisal and Management Proposals October 2007.

⁵ There is a date stone for 1883.

interests of proper planning. In accordance with the Planning Practice Guidance⁶, I shall impose these conditions accordingly.

9. I have considered all other matters raised, but none alter my conclusion. I conclude that the proposed extension would preserve the character and appearance of the Stamford Green Conservation Area in accordance with the policies referred to above. The appeal therefore is allowed.

J D Clark

INSPECTOR

⁶ Planning Practice Guidance, Published 6 March 2014. Updated 23 July 2019.