

Appeal Decision

Site visit made on 28 October 2021

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI
an Inspector appointed by the Secretary of State

Decision date: 18 November 2021

Appeal Ref: APP/P3610/D/21/3278918
63 Derek Avenue, West Ewell, Surrey KT19 9HP

- 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 Reeves against the decision of Epsom & Ewell Borough Council.
 - The application, Ref. 21/00375/FLH, dated 4 March 2021 was refused by notice dated 23 April 2021.
 - The development proposed is a first floor side and rear extension wrapping around the rear to make two bedrooms and a bathroom for family use.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed first floor side extension on the character and appearance of the Derek Avenue street scene.

Reasons

3. I saw on my visit that the appeal property is one half of a semi-detached pair with No. 61 within a row of paired houses on the same side of this stretch of Derek Avenue. Most of the houses, including No. 63, have front and side extensions which has closed the gap at ground level between the pairs.
 4. In a number of instances the houses have additionally had first floor side extensions, with a case in point being No. 65 which is the adjoining dwelling to No. 63 on its north east flank. There is a further example at No. 61, the other half of the semi-detached pair with No. 63, albeit this extension is of a different design to the addition at No. 65.
 5. Whilst the spacious character of this side of the Avenue has already been eroded by the front and side extensions, the officer's report explains that most of these pre-date the adoption of its current planning policies and householder supplementary planning guidance (SPG). These include the 2004 SPG which says that in adding 2 storey side extensions to 2 storey houses the aim should be to set back the wall by the side boundary at least 1m throughout its height up to the eaves.
 6. The appeal proposal would build on the full width and depth of the existing side extension and thereby leave no gap to the boundary. When seen alongside the
-

side extension to No. 65, there would only be a nominal gap between the two houses up to eaves level. And as the officer's report explains, the resultant continuous built form would have a visual terracing effect, harmful to the character and appearance of the street scene.

7. In this regard I give little or no credence to the assertion in the grounds of appeal that the proposal would not detract from the semi-detached nature of built forms as one of the elements of the townscape character and local distinctiveness of Derek Avenue. The same applies to the appellant's view that spatial separation would be maintained with no terracing effect because of the lower ridge, the slope of the land and the physical profile.
8. In summary, I conclude that the proposed first floor side extension would have an unacceptable effect on the character and appearance of the Derek Avenue street scene. This would be in conflict with Policy CS5 of the Epsom & Ewell Core Strategy 2007; Policies DM9 & DM10 of the Council's Development Management Policies Document 2015, and Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021.
9. For these reasons I dismiss the appeal.

Martin Andrews

INSPECTOR