
Appeal Decision

Site visit made on 30 November 2021

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 DECEMBER 2021

Appeal Ref: APP/D3640/D/21/3283147

7 Kings Lane, Windlesham GU20 6HR

- 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 S Wilkins against the decision of Surrey Heath Borough Council.
 - The application Ref 21/0550/FFU, dated 14 May 2021, was refused by notice dated 28 July 2021.
 - The development proposed is a garage extension.
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Decision

1. The appeal is allowed and planning permission is granted for a garage extension in accordance with the terms of the application Ref 21/0550/FFU, dated 14 May 2021, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: KL/07/03 and KL/07/04.
 - 2) The materials to be used in the construction of the external surfaces of the garage extension hereby permitted shall match those used in the existing building.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the local area.

Reasons

3. Kings Lane is a residential street with a mix of housing. No 7 has a very long back garden that slopes down from the street. At the bottom of the garden is a large, dark green, steel-clad garage or shed with a part completed extension to the side, as seen at my site visit. This side extension is the appeal proposal, which is therefore part retrospective.
4. Although the shed is deep and wide, with a somewhat commercial appearance, it is low in height and discreetly sited and coloured. The structure is set well away from and below Kings Lane so that it cannot easily be seen from that street. For the same reasons, it is not at all intrusive in views from the Kings

Lane properties. Although it can be seen from Caldwell Road to the rear, it is set at a low level and is partially screened by trees and fencing, so that it is not prominent or intrusive in those views. The scale of the extended shed would be easily accommodated within the long garden without appearing to be cramped overdevelopment.

5. I conclude that the extended building as proposed would not harm the character or appearance of the local area. The proposal therefore accords with the aims of Policies CP2 and DM9 of the Core Strategy and Development Management Policies 2011-2028 and the National Planning Policy Framework, to secure high quality design that respects and enhances local character. The Council has not referred to any conflict with the Windlesham Neighbourhood Plan 2018-2028.
6. As the development has already started, the normal condition requiring a start within 3 years is not needed. I impose a condition specifying the relevant plans to provide certainty and a condition requiring matching materials to protect local character and appearance.
7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR