
Appeal Decision

Site visit made on 15 February 2022

by L Page BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 FEBRUARY 2022

Appeal Ref: APP/A3655/D/21/3289750

29 Lych Way, Horsell, Woking GU21 4QG

- 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 Leo Cardoso against the decision of Woking Borough Council.
 - The application Ref PLAN/2021/0933, dated 14 August 2021, was refused by notice dated 14 October 2021.
 - The development proposed is first floor front extension and first floor side extension. Addition of porch roof, widening and resurfacing of driveway.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The site is located at 29 Lych Way in an area which is characterised by a number of dormer bungalows and two storey dwellings. These are arranged in an alternating pattern which creates uniform interest in the street scene.
4. The dwelling at the site is two storeys in height with the first floor set back from the ground floor, creating a flat roof, stepped appearance and spacious frontage. It is of a similar style to the other two storey dwelling at 27 Lych Way and is integral to the uniform interest of the street scene.
5. The proposal would introduce a first floor extension to the principal elevation at the front of the dwelling. This would erode the flat roof, stepped appearance of the first floor and spacious frontage. It would fundamentally change the appearance of the dwelling and upset the uniformity in dwelling styles along the street scene and harm the character and appearance of the area.
6. Based on the evidence presented, the impact of the proposal relates to the effect on the dwelling style and coherence within the street scene, rather than the relationship between the building lines, which are staggered in a way that would not exacerbate the harm.

7. It is acknowledged that the side extension would be subordinate to the host dwelling and would not change the principal elevation, and that the widening of the dropped kerb and resurfacing of the driveway would preserve the frontage¹.
8. Furthermore, it is acknowledged that the materials of the locality may have been incorporated into the design. However, these matters would not mitigate the harm to the principal elevation or how the dwelling style is viewed as a whole.
9. Overall, the proposal would harm the character and appearance of the area and conflict with Policy CS21 of the Woking Core Strategy 2012 and the Woking Design Supplementary Planning Document 2015. Among other things, these seek to preserve the character and appearance of the area.

Other Matters

10. It is argued that a similar extension was permitted at 27 Lych Way, but the full details are not in front of me to determine whether it is a material consideration in this case.
11. The appellant's statement covers a number of other matters not disputed by the Council, including the impact on the living conditions of neighbouring occupiers. These other matters have not been determinative under the appeal.

Conclusion

12. For the reasons given, the appeal is dismissed.

Liam Page

INSPECTOR

¹ this is clear from the Council's officer report, despite the wording of the reason for refusal.