



Appeal Decision

Site visit made on 21 February 2022

by Kim Langford Tejrar LLB (Hons) BSc (Hons) PGDIP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2ND March 2022

Appeal Ref: APP/Z5630/D/21/3288866

111 Elmbridge Avenue, Surbiton KT5 9HE

- 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 Ms Sarah Oliver against the decision of Royal Borough of Kingston Upon Thames Council.
 - The application Ref 21/02673/HOU, dated 17 August 2021, was refused by notice dated 13 October 2021.
 - The development proposed is 'Demolition of existing rear conservatory and erection of ground floor rear extension and first floor side extension with installation of 1 no. rooflight'.
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Decision

1. The appeal is allowed and planning permission is granted for 'Demolition of existing rear conservatory and erection of ground floor rear extension and first floor side extension with installation of 1 no. rooflight' at 111 Elmbridge Avenue, Surbiton KT5 9HE in accordance with the terms of the application, Ref 21/02673/HOU, dated 17 August 2021, subject to the conditions set out in the attached schedule.

Preliminary Matters

2. The description of development was amended following submission of the application. I have utilised the amended description, which better reflects the development proposed.

Main Issues

3. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

4. The appeal site is a semi-detached dwelling located in Elmbridge Avenue, a predominantly residential street. Elmbridge Avenue appears to be part of an approximately early C20th planned estate which features a limited variety of building types. Elmbridge Avenue mainly comprises of detached and semi-detached two-storey dwellings. A sense of place and uniformity arise from the common architectural features of the varied building types, such as front bay windows and hipped or catslide roofs, although there are flat roof types in the vicinity. The building line and planned arrangement of buildings also contribute to local character. Several dwellings in the vicinity have substantial side, rear and / or roof extensions, which create a degree of variance and interest in the

area. The appeal site has a catslide roof and is typical of the dwellings in Elmbridge Avenue. The adjoining property has a side extension.

5. The appeal proposal would introduce a side extension which projects from the existing roofline, akin to the extension on its semi-detached pair. Whilst the proposed extension would have a simple and somewhat massive appearance, its small-scale front elevation, hipped roof, setback and the retention of the characteristic catslide roof would ensure it integrates well with the existing built context and would avoid any undue prominence. Its front elevation would be blank, however the intersection of the existing catslide roof would provide articulation and avoid a sense of dominance. Other properties in the vicinity have larger blank elevations facing the street and as such, this forms part of the built context of the appeal site.
6. For these reasons, the proposal would accord with policy D3 of the London Plan, adopted 2021 and policies CS8 and DM10 of the Core Strategy, adopted 2012, as well as the National Planning Policy Framework (the Framework). These policies seek, amongst other things, development of a high-quality of design which has regard to local character.

Conditions

7. I have imposed the standard conditions requiring the development is carried out in a timely manner in accordance with the approved plans.

Conclusions

8. For these reasons, the proposal accords with the relevant policies of the development plan, in so far as they are consistent with the Framework, and material considerations do not indicate that the appeal should be determined other than in accordance with the development plan. The appeal is accordingly allowed.

Kim Langford Tejrar

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location and Block Plan 0001, Proposed Ground and First Floor Plan FINAL 2110, Proposed Roof 2111, Proposed Front and Rear Elevations FINAL 2120, Proposed Side Elevations 01 & 02 FINAL 2121.