



Appeal Decision

Site visit made on 3 March 2022

by G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21st March 2022

Appeal Ref: APP/Y3615/D/22/3291283

25 Curling Vale, Guildford, GU2 7PJ

- 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 Mrs Gabrielle Davenport against the decision of Guildford Borough Council.
 - The application Ref 21/P/01814, dated 19 August 2021, was refused by notice dated 22 December 2021.
 - The development proposed is the erection of a two-storey side extension and changes to fenestration.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a two-storey side extension and changes to fenestration at 25 Curling Vale, Guildford, GU2 7PJ in accordance with the terms of the application Ref 21/P/01814, dated 19 August 2021, subject to the conditions set out in the Schedule attached to this decision.

Preliminary Matter

2. In the interests of accuracy, I have used the Council's description of the proposed development seen in its decision notice rather than the description used in the application form.

Main issue

3. The main issue is the effect of the proposed development on the character and appearance of the host property and its surroundings.

Reasons

4. The appeal property is a brick-built two-storey semi-detached dwelling set within a mature residential estate comprised of a variety of dwelling types and styles, including detached dwellings and bungalows.
5. Its' roof is hipped, and the intention is to extend to the side, in matching materials, with the hipped treatment repeated. The extension's front wall would be slightly set back from the property's front elevation.
6. In the appellant's view, the extension would mirror that carried out at the neighbouring property, No 23, immediately to the north, which itself is a semi-detached property, being attached to No 21.

7. The Council acknowledges that the side extension to No 23 was granted planning permission several years ago, but contends that it has not been built entirely in accordance with the approved plans. Principally for that reason, the Council considers that the extension's existence should not carry sufficient weight as a material consideration to justify the alleged harm caused by the appeal proposal. In the Council's view, the proposed extension now would not appear subservient to the host property, and the gap between No 23 and 25 would be reduced to an unacceptable level resulting in a terracing effect.
8. No 23's extension has existed long enough to form an established part of the street scene, and it causes no visual offence. Its design is virtually repeated in the appeal proposal, albeit on a mirrored basis, and in my view is an acceptable and well-designed proposition.
9. While I understand the Council's concerns as to a possible terracing effect, insufficient weight has been given to the fact that the appeal property is situated on a hill, and has been built at a different level to No 23. Consequently, the eaves and ridge levels of the proposed extension, if built, would be set substantially higher than those of No 23. Moreover, No 25's front elevation would be set back from that of No 23. Taken in combination, these factors would ensure that the respective dwellings would retain their individual identities and would not be perceived as forming part of a terrace.
10. I therefore conclude that the extension would sit acceptably in its visual context without harming the character and appearance of the host property or its surroundings. Accordingly, no conflict arises with those provisions of saved policies G5 & H8 of the Guildford Borough Local Plan 2003, or Policy D1 of the Guildford Borough Local Plan 2019 directed to ensuring that new development should achieve high quality design that responds to distinctive local character.

Conditions

11. In the interests of visual amenity, I shall impose the Council's suggested condition in respect of external materials.
12. It is also necessary, in the interests of certainty that the development shall be carried out in accordance with the approved plans.

Other matters

13. All other matters referred to in the representations have been taken into consideration, including the Council's references to the Guildford Supplementary Planning Document Residential Alterations and Extensions 2018 and the National Planning Policy Framework, but no other matter raised is of such strength or significance as to outweigh the considerations that led me to my conclusions.

G Powys Jones

INSPECTOR

SCHEDULE OF CONDITIONS

- 1). The development hereby permitted shall begin not later than three years from the date of this decision.
- 2). The development hereby permitted shall be completed in accordance with the following approved plans: ENC/240621/3QQ5; CV/01; CV/02; CV/03; CV/04 & CV/05.
- 3). 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.