



Appeal Decision

Site visit made on 25 July 2022 by Elizabeth Davies BSc (Hons) MIEMA, CEnv

Decision by Sarah Housden BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th August 2022

Appeal Ref: APP/M3645/D/21/3284486

7 Wembury Park, Newchapel RH7 6HH

- 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 and Mrs Chart against the decision of Tandridge District Council.
 - The application Ref TA/2021/807, dated 26 April 2021, was refused by notice dated 19 July 2021.
 - The development proposed is construction of two dormer windows in front roof slope including alterations to windows at rear first floor level.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of two dormer windows in the front roof slope including alterations to windows at rear first floor level at 7 Wembury Park, Newchapel RH7 6HH in accordance with the application, Ref TA/2021/807, dated 26 April 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) 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.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans: Y654/2021/01, Y654/2021/02, Y654/2021/03, Y654/2021/04, Y654/2021/05, Y654/2021/06, T654/2021/07, Y654/2021/08 (Side Elevations) and Y654/2021/08 (Sections). No permission is hereby granted for the first floor Juliette balcony in the rear elevation.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. At my site visit, a first floor Juliette balcony had been added in the rear elevation. However, this is not shown on the plans submitted with this appeal and the appeal has been determined on the basis of the plans submitted with the planning application.

Background and Main Issue

4. The appeal site lies within the Green Belt. I concur with the Council's assessment that the proposed dormer windows and alterations would not be a disproportionate addition to the host property. Having regard to paragraph 149(c) of the National Planning Policy Framework (2021), the appeal proposal would not be inappropriate development in the Green Belt. Therefore, the main issue in the appeal is the effect of the proposed development on the character and appearance of the host dwelling and the street scene.

Reasons for the Recommendation

5. The appeal property is located at one end of a private, gated residential estate. The properties in the estate are all large, two storey detached properties varying in character and appearance.
6. The appeal property features two existing gable style front dormers. I saw on my site visit that a number of the properties in Wembury Park feature dormer windows to their front elevations and some of these have been referred to me by the appellant. Dormer windows are therefore a common design feature in the street scene.
7. Whilst the proposed front dormers would add some additional bulk and mass to the property at roof level, the submitted plans show that the dormers would be positioned at a lower level than the roofline and the existing dormers. The proposed dormers would be subordinate in size to the existing front dormers, to the host property and its plot. Their design would not overly dominate the appearance of the dwelling and their positioning would introduce a pleasing balance to the layout of the first floor windows in the front elevation. For these reasons, the proposed alterations to the front of the property would not detract from the original character and features of the dwelling.
8. Both the proposed front and rear dormers have been designed to be in keeping with the appeal property. The minor alteration to the rear dormer would result in the window aligning with the existing doors at ground level and appearing more balanced in the roof space.
9. On this basis, I consider that the proposal would be sympathetic to the character and appearance of the appeal property and would not appear unduly prominent in the street scene. It would accord with Policy CSP18 of the Tandridge District Core Strategy (Adopted 15 October 2008) and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014-2029) Adopted Version (July 2014) which seek, amongst other things to ensure that development achieves a high standard of design and respects character and appearance. The provisions of the National Planning Policy Framework that development should add to the quality of an area and be sympathetic to local character would also be met.

Conditions

10. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I have included a condition requiring the external materials to match the existing dwelling to protect the character and appearance of the appeal property.

Conclusion and Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

Elizabeth Davies

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Sarah Housden

INSPECTOR