



Appeal Decision

Site visit made on 15 June 2022

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

an Inspector appointed by the Secretary of State

Decision date: 30TH August 2022

Appeal Ref: APP/R3650/D/21/3286517

8 Abbots Ride, Farnham GU9 8HY

- 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 Omar Shaker against the decision of Waverley Borough Council.
 - The application Ref WA/2021/0188, dated 10 March 2021, was refused by notice dated 21 October 2021.
 - The development proposed is 'Erection of first floor extensions and alterations to elevations'.
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Decision

1. The appeal is allowed and planning permission is granted for the 'Erection of first floor extensions and alterations to elevations' at 8 Abbots Ride, Farnham GU9 8HY in accordance with the terms of the application, Ref WA/2021/01188, dated 10 March 2021, subject to the conditions set out in the attached schedule.

Main Issue

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

Reasons

3. The appeal site is a detached two-storey house (the host dwelling) with accommodation in the roof. The host dwelling has a large front-facing gable and main hipped roof. It is substantial in size and is set-back from the road within its generous plot.
4. The host dwelling is typical of the area. Abbots Ride is a residential road which predominantly comprises of detached dwellings situated in generous plots. The dwellings in Abbots Ride are both full two-storey houses and bungalows with accommodation either wholly contained within the roof or within gabled first-floor extensions. The properties tend to sprawl the width of the plot. There is a prevalence of comprehensive renovation and extension of properties along Abbots Ride and as such, there is variation in the mass, height, overall scale, detailed design and use of materials in dwellings along the street. Several of the dwellings in the street scene have feature glazing as a key design element.
5. The appeal proposal seeks to extend the property at first floor level and reconfigure the roof. The mass of the front elevation would be relatively similar to the existing; the main protruding gable would remain the predominant

feature of the elevation albeit at an increased height, and the existing small dormer window would be replaced with a modern flush window within the roof. The fenestration in the front elevation first-floor would be modern, angled and proportionate to the scale and design of the front elevation specifically, as well as the overall host dwelling. The rear elevation would comprise of a main rear gable, with a smaller subservient gable and feature fenestration. The proposed materials and detailed design would break up the mass and create a cohesive appearance for the whole host dwelling. As such, the appeal proposal would have a high-quality design.

6. The appeal proposal would have an individualistic appearance. Nonetheless, the appeal proposal would ensure the property would remain in keeping with its surroundings both due to the varied nature of the existing street scene, and through its use of materials, feature fenestration and retention of gabled and hipped roof design elements. The appeal proposal would also be in-scale with other dwellings in the vicinity and with the dwellings on either side of its plot.
7. For these reasons, the appeal proposal would comply with policy TD1 of the Local Plan Part One, adopted in 2018, FNP16 of the Farnham Neighbourhood Plan, made in 2020, and saved policies D1 and D4 of the Borough Local Plan, adopted in 2002, as well as guidance and the National Planning Policy Framework (the Framework). These policies seek, amongst other things, development of a high-quality standard of design which respects local character.

Conditions

8. The Council has requested a total of five conditions. It has requested the standard conditions relating to time for commencement, approved plans. I consider the conditions are reasonable and necessary in order to ensure the development takes place in a timely manner in accordance with the approved plans.
9. The Council has requested a condition requiring materials to match the existing dwelling. However, the appeal proposal includes fenestration materials and external facing materials such as cladding which do not match the existing dwelling; therefore I have instead imposed a condition relating to the materials which were submitted to the Council as part of the application.
10. The Council has also requested conditions preventing the installation of additional window openings and requiring that the windows and rooflights above ground floor level which face neighbouring properties are positioned at a minimum height or are otherwise fixed shut and obscure glazed; I consider this condition necessary in the interests of protecting the standard of living conditions of occupiers of neighbouring properties.

Conclusion

11. For the reasons outlined above, the appeal proposal would comply with the relevant policies of the Development Plan and there are no material considerations which indicate that the appeal should be determined other than in accordance with the Development Plan. The appeal is therefore 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; 2101/GA.01 Rev A, 2101/GA.02 Rev A, 2101/GA.03 Rev A, 2101/GA.04 Rev B, 2101/GA.05 Rev A, 2101/ST.02 and 2101/ST.01.
3. Notwithstanding condition 2 above, the external surfaces of the development hereby permitted shall be constructed in the following materials, as previously submitted to the Council and indicated on 2101/GA.04 Rev B:
 - Render- Weberpral M Chalk Render -smooth finish,
 - Windows- PPC aluminium double-glazed in RAL 7016 colour (anthracite grey),
 - Bifolding and sliding doors- PPC aluminium double glazed in RAL 7016 colour (anthracite grey),
 - Front door- - PPC aluminium double glazed in RAL 7016 colour (anthracite grey),
 - Wood cladding- Kebony Character wood cladding,
 - Roof edging - PPC aluminium double glazed in RAL 7016 colour (anthracite grey),
 - Roof tiles- Dreadnought Plain Clay Roof Tile- Staffordshire Blue Smooth (slate grey), and;
 - Rainwatergoods- PPC Aluminium Round Gutters and Downpipes RAL 7016 colour (anthracite grey).
4. The windows and rooflights above ground floor level in the north-east and south-west elevations shall be positioned a minimum of 1.7 metres above the internal floor level, or they shall be permanently fixed shut and glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained as such thereafter.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in the north-east and south-west elevations of the dwelling new hereby permitted without the written permission of the Local Planning Authority.