



Appeal Decision

Site visit made on 22 August 2022

by G Ellis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31ST August 2022

Appeal Ref: APP/A3655/D/22/3294340

154 Old Woking Road, Woking GU22 8LE

- 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 Shoeib Khan against the decision of Woking Borough Council.
 - The application Ref PLAN/2021/0489, dated 29 April 2021, was refused by notice dated 22 December 2021.
 - The development proposed is the erection of a two storey side extension and front porch following demolition of existing porch. Erection of a single storey rear extension and 1No rear rooflight.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The description of development is taken from the decision notice. In my view this more clearly and concisely describes the development and I have used it for my decision.

Main Issue

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

Reasons

4. Old Woking Road is bound by vegetation with detached properties set back from the road. No.154 is in a row of four properties served by a shared access drive, an arrangement replicated along the linear stretch of properties to the northern side of the road. The properties differ in design but generally have space around them and the area has a verdant appearance to Old Woking Road.
5. The proposed side extension would extend up to the shared boundary with No.152. It would follow the design and form of the existing house with the ridgeline set down and the front elevation set back, however this is limited and visually two storey bulk would extend across the full width of the plot. In my opinion, this would not only create an overly elongated property, but would also erode the gap with No.152 resulting in a terracing effect.
6. The siting of the extension is directly contrary to the guidance in the Woking Design Supplementary Planning Document (SPD) which indicates that "*it is*

important to retain a minimum 1m gap between all two storey extensions and a side boundary.” Whilst direct views of properties from Old Woking Road are restricted by vegetation, the detached form and visual separation is apparent and part of the established pattern of development along Old Woking Road.

7. The proposed relocation of the front door and new central porch would create symmetry to the host property and add design interest, nonetheless, this would not offset the adverse impact of the side extension. The loss of spaciousness which would arise from the resultant form of development would be to the detriment of the appearance and setting of the host property and out of keeping with the character of the area.
8. Thus, I find that the appeal proposal would fail to accord with Woking Core Strategy¹ policy CS21 and the design SPD which, amongst other things, require development to respect and make a positive contribution to the character of the area, and achieve satisfactory relationships with adjoining properties. It would also be contrary to policies BE1 and BE3 of the Pyrford Neighbourhood Plan which seek that development takes account of the specific context of the site and wider character of the street scene and respects the separation between buildings.

Other Matters

9. The Council has confirmed that the planning application was determined based on the plans originally submitted. Whilst there is some reference to revised plans these appear to have been provided to the Council on an informal basis and are not before me.
10. The reason for refusal only relates to the impact of the development on the character and appearance of the area and is the main issue on which I have considered the appeal. Other matters are addressed in the officer's report, and I have no reason to disagree with the Council's conclusion that the development would not result in any significant adverse impacts on the living conditions of the occupiers of No.152.

Conclusion

11. For the reasons set out and having regard to all other matters raised the appeal is dismissed.

G Ellis

INSPECTOR

¹ Woking 2027 Planning the future of our Borough, Woking Local Development Document- Woking Core Strategy October 2012.