



Appeal Decision

Site visit made on 30 January 2023

by Tim Wood BA(Hons) BTP MRTPI

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

Decision date: 6 March 2023

Appeal Ref: APP/C3620/D/22/3308339

2 Highlands Avenue, Leatherhead, Surrey KT22 8NN

- 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 Robert Groves against the decision of Mole Valley District Council.
 - The application Ref MO/2021/2384/PLAH, dated 21 December 2021, was refused by notice dated 6 June 2022.
 - The development proposed is described as roof alterations including new dormer windows to facilitate conversion of loft into habitable space and associated internal alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effects of the proposal on the character and appearance of the area.

Reasons

3. The appeal relates to this 2 storey, detached house which is set within a residential area. The house has a roof with a central ridge running front-to-back and a gable at the front and rear. A number of houses in the area share this design, although there are other designs present, a number with gable features. No 2 is set at an angle to the road and, along with its neighbour at No 4, has an off-set siting such that the side elevation next to No 4 is more visible than it would otherwise be.
4. The proposal involves the construction of a relatively small dormer in the southern roof, which the Council do not object to. It also involves an extension to the northern roof slope which would involve the construction of 2 side-facing gable features and an infill between these with a flat roof. Although there is discussion in the submissions about whether this should be described as a side gable or not, I am satisfied that the drawings portray a clear indication of what is involved.
5. The proposed extension to the northern roof slope would occupy the great majority of the original roof, leaving only small sections of the original part. Whilst a gable feature is common in the area, I consider that the 2 large gables at the side would appear dominating and would significantly imbalance the

appearance of the house. The flat-roofed section in between them would appear harsh and would fail to harmonise with the existing house, or those around it. I appreciate that the proposal would be partly hidden from view due to it being located on the side elevation, next to the neighbouring property at No 4. However, due to the particular arrangement of the houses and the size and cumbersome design of the proposal, I consider that it would have a detrimental effect on the character and appearance of this house and the surrounding area.

6. As a result of these matters, I consider that the proposal would appear unduly dominant and would fail to harmonise with the character and appearance of the surrounding area. Therefore, the proposal is contrary to the aims of Policies ENV23 and ENV32 of the Mole Valley Local Plan and Policy CS14 of the Core Strategy. Having considered all other matters, I find nothing sufficient to outweigh the harm that would arise. Consequently, the appeal is dismissed.

T Wood

INSPECTOR