



Appeal Decision

Site visit made on 2 March 2023

by G Ellis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th March 2023

Appeal Ref: APP/L3625/D/22/3309547
26 Tumblewood Road, Banstead SM7 1DX

- 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 Robert Allen against the decision of Reigate and Banstead Borough Council.
 - The application Ref: 22/01525/HHOLD, dated 6 June 2022, was refused by notice dated 31 August 2022.
 - The development proposed is a two storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey rear extension at 26 Tumblewood Road, Banstead SM7 1DX in accordance with the terms of the application, Ref 22/01525/HHOLD, dated 6 June 2022, 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 development hereby permitted shall be carried out in accordance with the approved plans: Proposed Plans 2720-04 Issue C, Proposed Elevations 2720-05 Issue C, and Location and Block Plan 2720-06 Issue C.
 - 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.

Main issue

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

Reasons

3. Tumbledown Road comprises a range of Arts and Crafts properties. No.26 is a detached property with a Dutch barn style roof. The proposed two storey extension would extend across the majority of the rear elevation and would project slightly further than the existing single storey elements to each side. The depth would be similar to the existing two storey extension to No.28, and the Council has raised no objection to its scale.
4. It would have a crown roof with a sizable expanse of flat roof, however due to its siting the extension would not be directly visible from Tumbledown Road. In the glimpsed views of the flank elevations the presence of the flat roof would

not be overly apparent, with the side projections having a pitch reflective of the existing main roof and the ground floor elements.

5. The design does not follow the existing roof form, and the extension to the immediate neighbour, which is the same style of property, does take a different approach having three gabled projections covering the original roof. Nonetheless, the Council's Supplementary Planning Guidance – Householder Extensions & Alterations 2004 (SPD) advises that extensions can take either a subservient or integrated approach. In addition, as referenced by the appellant and seen on my site visit, there have been a range of extensions and alterations within the locality, including a few crown/flat roofs in noticeable positions.
6. Given the existing roof profile a more conventional approach is more difficult, but the proposed design would ensure that the extension does not overly dominate the host property and through the materials there would be assimilation. The extension would have a subservience with the upper part of the main roof retained and the form of the original property would still be identifiable.
7. The Council highlight that the SPD also indicates that flat roofs do not integrate and can have a limited lifespan. Be that as it may, I agree with the appellant that construction methods and materials have advanced since the SPD was produced. Furthermore, planning permission has already been granted for a single storey extension with a flat roof¹ in the same location.
8. Overall, I find that the proposal would not be harmful to the existing property and would respect its character and that of the surrounding area. Thus, it would accord with Policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the SPD which amongst other things, require development to respect the character and the visual appearance of the immediate street scene.

Conditions and Conclusion

9. In addition to the standard commencement condition, I have attached a condition specifying the approved plans to provide certainty. To ensure integration a condition requiring that the external materials match those of the existing property is also necessary.
10. The Council has suggested a condition requiring the protection of existing trees during construction. Trees to the neighbouring properties to the north are covered by a Tree Preservation Order, however there are no trees within close proximity of the area proposed for development. Thereby, requiring further details before commencement would be unreasonable and any works to protected trees would require appropriate consent.
11. For the reasons set out and having regards to all other matters raised the appeal is allowed.

G Ellis

INSPECTOR

¹ Council Reference 21/00536/HHold -