
Appeal Decision

Site visit made on 20 February 2023

by Elaine Benson BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 April 2023

Appeal Ref: APP/K3605/D/22/3311329

30 Cross Lanes Cottage, Sandown Road, Esher, Surrey KT10 9TU

- 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 Fernanda Brito against the decision of Elmbridge Borough Council.
 - The application Ref 2022/1476, dated 10 May 2022, was refused by notice dated 19 October 2022.
 - The development proposed is described as 'detached outbuilding with bicycle storage and gym on ground floor and games room above, following demolition of existing garage'.
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Decision

1. The appeal is allowed and planning permission is granted for detached outbuilding with bicycle storage and gym on ground floor and games room above, following demolition of existing garage at 30 Cross Lanes Cottage, Sandown Road, Esher, Surrey KT10 9TU in accordance with the terms of the application, Ref 2022/1476, dated 10 May 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 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 FZA-30SR-100 Rev 02, FZA-30SR-201 Rev 02, FZA-30SR-202 Rev 02, FZA-30SR-203 Rev 02 and FZA-30SR-301 Rev 02.

Main Issue

2. The effect of the appeal proposal on the character and appearance of the surrounding area.

Reasons

3. The appeal property is a substantial, detached two storey dwelling in a large plot on the corner of Sandown Road and New Road. The proposal is to replace a detached garage with a single storey outbuilding with a room within the roof

space. It would follow a similar front building line, set back approximately 3.8m from the front boundary. The proposed design details including the pitched roof, ridge tiles, matching eaves line and matching materials would be sympathetic to and reflect those of the host property.

4. The outbuilding would be some 7m in height with a pitched roof. Whilst it would undoubtedly be a large structure, with some visual prominence from the street, it would remain subservient to No 30. The house is in an area containing large detached properties of a variety of sizes and designs, many of which also have large scale outbuildings visible from the public realm. Within this context the outbuilding would not appear out of proportion or otherwise out of character with its surroundings.
5. Overall, I conclude that the scale of the proposed outbuilding would be appropriate to the original property and its large plot size as well as to the overall street context. The proposed development would respect the character and appearance of No 30 and the surrounding area and would therefore comply with the requirements of Policy DM2 of the Elmbridge Local Plan Development Management Plan 2015, the Elmbridge Local Plan Design and Character Supplementary Planning Document and the requirements for high quality design set out in the National Planning Policy Framework 2021.
6. For the reasons set out above, the appeal is allowed subject to the conditions that follow.

Conditions

7. For the avoidance of doubt and in the interests of proper planning I have identified the approved drawings in a condition. The use of materials to match the host property is necessary to safeguard the character and appearance of the surrounding area. The Council states that obscure glazing to the side dormers is required in order to preserve the privacy of neighbouring occupiers. However, there are no windows in these dormers which are shown as finished with hanging tiles. Future alterations to the approved drawings would require consent. Accordingly, I have not imposed this suggested condition.

Elaine Benson

INSPECTOR