



Appeal Decision

Site visit made on 16 March 2023

by Megan Thomas K.C. Barrister-at-Law

an Inspector appointed by the Secretary of State for Levelling Up, Housing and Communities

Decision date: 20th April 2023

Appeal Ref: APP/C3620/D/22/3309511

Marian Manor, Guildford Road, Fetcham KT22 9DS

- 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 Mark Harty against the decision of Mole Valley District Council.
 - The application Ref.MO/2022/0757/PLAH, dated 13 May 2022, was refused by notice dated 29 July 2022.
 - The development proposed is the demolition of an existing detached garage and construction of a new single storey side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for the demolition of an existing detached garage and construction of a new single storey side extension at Marian Manor, Guildford Road, Fetcham KT22 9DS, in accordance with the terms of the application, Ref. MO/2022/0757/PLAH, dated 13 May 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 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 strict accordance with the following approved plans:

- Location plan 588
- Block plan 588
- Existing layout ground 589/02
- Existing layout first floor 589/03
- Proposed layout ground 589/06B
- Proposed layout roof plan 589/07B
- Proposed front and side elevations 589/09B
- Existing elevations 589/05
- Proposed Plan and Elevations 02 dated 19/10/22
- Proposed Rear Elevation 589/08B

Main Issues

2. The main issues in the appeal are (1) the effect of the extension on the character and appearance of the host dwelling and surrounding area with particular regard to massing near the south-western boundary of the appeal site, and (2) the effect on the living conditions of the occupants of Cairndale with regard to outlook.

Reasons

Character and appearance

3. The appeal site lies on the south-eastern side of Guildford Road, in the Built Up Area of Fetcham. It comprises a detached, two storey dwelling with a detached double garage to the side (south-west) of the dwelling. The plot is large extending to some 0.3ha with a tennis court at the rear end of the garden. The frontage has two accesses and the house can be glimpsed from these, but otherwise it is screened by vegetation.
4. The neighbouring properties closest to the site are Peregrine House (north east), Cairndale (south west), High Beeches (north west) and Heli (west).
5. The appeal site lies within a location identified in Policy ENV17 of the Mole Valley Local Plan (adopted 2000) as a 'Residential Area of Special Character' and more particularly within the designated area of The Mount/Hawk's Hill, Rookery Drive, The Ridgeway, (south east) Fetcham. In such areas development will only be permitted where it reflects the particular character of the area in terms of density, the space about buildings, scale, design, materials and degree of landscaping. One factor (not an exclusive factor) is the impact on views from the public highway. Another is the potential cumulative impact if such development was repeated in the area.
6. Of particular note within the Built-Up Areas Character Appraisal Bookham and Fetcham Supplementary Planning Document (2010) is paragraph 7.5.3 which states:

"The houses on Hawks Hill, Guildford Road and The Mount are notable for some particularly striking detached villas, including some well detailed examples from the 1930s. These houses stand in large landscaped gardens and are often set well back from the frontage. There is generous space both between and around the buildings, with the effect that the houses appear subservient to their landscape setting."
7. There is a planning permission dated 14 January 2021 'the 2021 permission' for the erection of a two storey side extension at the site. This proposed extension would involve the demolition of the garage and be located on its footprint (and other land). The two storey element would be a framed gable-shape. The floorspace granted is about 252sqm.
8. Planning permission is sought for the demolition of an existing garage and the erection of a single storey side extension measuring about 24.5m in depth, 10.8m in width and 3.6m in height. The works would include raising the parapet of the existing rear extension by about 0.8m. The extension would have a height of about 3.6m, a flat roof with parapet and a total floorspace of approximately 220sqm.

9. The proposal would be single storey in nature. It would protrude forward of the main front elevation of the house but not to a large extent and would include a timber frame gazebo structure with a fitting lightweight appearance. It would not significantly alter the large sweeping lawned and driveway area in between the house and Guildford Road, and so not unduly interfere with the set back from the highway which is an important characteristic of the special character.
10. The single storey element would be set in from the common boundary with Cairndale by about 2.5m. This would be sufficient to avoid a cramped or overdeveloped appearance along this south-western boundary. The single storey nature of the extension coupled with the very spacious rear garden would enable the very deep extension (at about 24.5m) to appear in context with the main house. The rendering of the development in ivory to match the house would further bring the different elements together visually. I do not consider it would be disproportionate or over dominant to the detriment of the host dwelling.
11. I have considered the implications of the extension extending deep into the garden and in that sense being out of kilter with rear building lines along this neighbouring section of Guildford Road. However, given the very large size of the plot and my view that the resulting extension would not be disproportionate to the existing dwelling, I do not consider any harm emanates from the depth of the extension in this particular case. I have considered what impact there might be cumulatively if similar extensions were repeated in the special character area but I have borne in mind the 2021 planning permission which has granted a larger floorspace albeit in a different configuration. I do not consider any potential cumulative impact in the future is a good reason for refusing permission in this particular case.
12. Any views of the extended dwelling from the Green Belt or Area of Great Landscape Value would not be harmful to the cherished characteristics or settings of those designated areas of land.
13. Consequently on this issue I conclude that the proposed development would not harm the character or appearance of the host dwelling or the surrounding area and would not conflict with policy CS14 of the Mole Valley Core Strategy (adopted 2009) or policies ENV17, ENV22, ENV23 or ENV32 of the Mole Valley Local Plan (adopted 2000).

Living Conditions of Occupants of Cairndale

14. Cairndale is a large detached house set in a very spacious plot. It is orientated so that views from the windows in its rear elevation are primarily in a south-eastern direction down its garden. Whilst the proposed extension would be a deep one it would be single storey at a height of about 3.6m and it would step back from the common boundary. These factors alone lead me to conclude that it would not cause an undue sense of enclosure for the occupiers of Cairndale when either in their garden or in their house. There is a mature hedge which separates the two properties and acts as a very effective mutual visual screen. It is a particularly wide hedge and even if it reduced in height or thickness it is unlikely to result in the occupants of Cairndale feeling hemmed in as a result of the single storey extension.
15. On this issue, I conclude that the proposed development would not harm the living conditions of the occupants of Cairndale when in their house or garden. It

would not breach policy ENV2 or ENV32 of the Mole Valley Local Plan (adopted 2000).

Conditions

16.I have considered the imposition of planning conditions in the light of advice in National Planning Practice Guidance. A condition which ties the built development to the approved plans is necessary for the avoidance of doubt. In order to protect the character and appearance of the host dwelling and its surroundings, a condition requiring the extension to match the existing materials is necessary.

Conclusion

17.Having taken into account all representations made, for the reasons given above, I allow the appeal and grant planning permission subject to conditions.

Megan Thomas K.C.

INSPECTOR