



Appeal Decisions

Site visit made on 20 March 2023

by V Simpson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 May 2023

Appeal A Ref: APP/D3640/W/22/3307536

Wychwood, Church Road, Windlesham GU20 6BT

- 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 Ravenscroft against the decision of Surrey Heath Borough Council.
 - The application Ref 22/0464/FFU, dated 11 May 2022, was refused by notice dated 6 July 2022.
 - The development proposed is the erection of a part two storey and part single storey side and rear extension, following demolition of existing detached garage and existing single storey rear projection and alterations to external materials.
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Appeal B Ref: APP/D3640/W/22/3307544

Wychwood, Church Road, Windlesham GU20 6BT

- 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 Ravenscroft against the decision of Surrey Heath Borough Council.
 - The application Ref 22/0466/FFU, dated 11 May 2022, was refused by notice dated 6 July 2022.
 - The development proposed is the erection of a part two storey and part single storey side and rear extension, following demolition of existing detached garage and existing single storey rear projection and alterations to external materials.
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Appeal C Ref: APP/D3640/W/22/3307548

Wychwood, Church Road, Windlesham GU20 6BT

- 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 Ravenscroft against the decision of Surrey Heath Borough Council.
 - The application Ref 22/0463/FFU, dated 11 May 2022, was refused by notice dated 6 July 2022.
 - The development proposed is the erection of a part two storey and part single storey side and rear extension, following demolition of existing detached garage and existing single storey rear projection and alterations to external materials.
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Appeal D Ref: APP/D3640/W/22/3307551

Wychwood, Church Road, Windlesham GU20 6BT

- 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 Ravenscroft against the decision of Surrey Heath Borough Council.
 - The application Ref 22/0465/FFU, dated 11 May 2022, was refused by notice dated 6 July 2022.
 - The development proposed is the erection of a part two storey and part single storey side and rear extension, following demolition of existing detached garage and existing single storey rear projection and alterations to external materials.
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Decisions

Appeal A

1. The appeal is allowed and planning permission is granted for the erection of a part two storey and part single storey side and rear extension, following demolition of existing detached garage and existing single storey rear projection and alterations to external materials at Wychwood, Church Road, Windlesham GU20 6BT in accordance with the terms of the application, Ref. 22/0464/FFU, dated 11 May 2022, subject to the conditions within the attached schedule.

Appeal B

2. The appeal is allowed and planning permission is granted for the erection of a part two storey and part single storey side and rear extension, following demolition of existing detached garage and existing single storey rear projection and alterations to external materials at Wychwood, Church Road, Windlesham GU20 6BT in accordance with the terms of the application, Ref. 22/0466/FFU, dated 11 May 2022 subject to the conditions within the attached schedule.

Appeal C

3. The appeal is allowed and planning permission is granted for the erection of a part two storey and part single storey side and rear extension, following demolition of existing detached garage and existing single storey rear projection and alterations to external materials at Wychwood, Church Road, Windlesham GU20 6BT in accordance with the terms of the application, Ref. 22/0463/FFU, dated 11 May 2022, subject to the conditions within the attached schedule.

Appeal D

4. The appeal is allowed and planning permission is granted for the erection of a part two storey and part single storey side and rear extension, following demolition of existing detached garage and existing single storey rear projection and alterations to external materials at Wychwood, Church Road, Windlesham GU20 6BT in accordance with the terms of the application, Ref. 22/0465/FFU, dated 11 May 2022, subject to the conditions within the attached schedule.

Preliminary Matters

5. As set out above there are 4 appeals on this site. All proposals include 2 storey extensions to the side and rear of the host dwelling. They differ in the detail of their footprint, design, scale and massing. I have considered each proposal on its individual merits. To avoid duplication, I have dealt with the 4 schemes together, except where otherwise indicated.
6. Copies of 2 previous appeal decisions¹ (the previous appeals) related to the site have been provided. I have had regard to the evidence provided in connection with these appeals insofar as relevant to the development proposals before me.

¹ APP/D3640/D/21/3276925 and APP/D3640/D/21/3287833

7. A copy of a Certificate of Lawfulness of proposed use or development has been supplied by the appellant. The Council has had the opportunity to comment on it and has not therefore been prejudiced.
8. From my observations on site, the semi-detached house adjacent to the appeal site is named Christmas Cottage, and the house beyond is named Netherfield. Within this decision, these names are used.

Main Issue

9. The main issue is the effect of the development proposals on the character and appearance of the area.

Reasons

10. Wychwood is a modestly proportioned 2-storey, semi-detached house. It is located within a frontage of buildings at the edge of a residential area. There is agricultural land to the rear of the property. The area is distinctive due to the range in the sizes of houses and the gaps between them; the variety in the design and appearance of buildings; the sense of spaciousness afforded by the junction and neighbouring verges between Church Road and Thorndown Lane; and the presence of trees and shrubbery planting. Together these characteristics inform the pleasant, open and verdant character and appearance of the area.
11. In the cases of appeals A, B, and C the proposed extensions would be wider than the host dwelling. However, in all appeals, the development would be both stepped back from the front elevation of the host dwelling and lower in height than it.
12. The depth of the 2-storey element of the proposal within appeal B is similar to that of the host dwelling, but due to the inclusion of a hipped roof to both the front and rear, its bulk and massing would be subservient to it.
13. The depth of the 2-storey elements of appeals A, C and D would be greater than that of the existing dwelling. However, their bulk, scale and massing would be minimised by the inclusion of hipped roofs, and front lean-to roofs at ground floor level. Also, in the case of appeal A, the provision of a rear gable which would be set in from the remainder of the proposed side wall, would serve to break up the bulk and massing of the proposal.
14. From the evidence before me, the depth of the 2-storey elements of the proposals would be less than that subject of the previous appeals. In the case of appeals A and B the depth of the 2-storey element of the proposals has been significantly reduced from that previously considered on appeal. In the cases of appeals C and D, the depth of the 2-storey element of the proposals has been reduced and the form altered to include a proposal to incorporate lean-to roofs in the side elevation at ground floor level. As a result, the scale and massing of the proposals is significantly reduced from that previously considered.
15. Visually, for the reasons provided, the proposals subject of these appeals would all be subservient to the host dwelling. In addition, they would not be disproportionate in size and scale to neighbouring development. In these respects, the proposals would not be harmful to the character or appearance of the area.

16. The Council's Residential Design Guide Supplementary Planning Document 2017 (the SPD) indicates that extensions which erode garden spaces and gaps which contribute to visual amenity and character will be resisted and that important gaps between buildings should be maintained. It also suggests that proposals should be sympathetic and subservient to the design of the main building and that they should not erode the character of the street scene and local area.
17. At first-floor level, and to a lesser extent at ground-floor level - due to the presence of the existing garage building - the implementation of the development proposals would reduce the size of the gap between the host dwelling and The Orange House. However, the gap that would remain would be of a similar size to that which is between the neighbouring Christmas Cottage and Netherfield. Such a gap would not, therefore, be atypical of the area. Nor would it have a materially harmful effect upon the spaciousness of the area.
18. Given that a gap would be retained between the host dwelling and The Orange House, glimpses of the countryside beyond the site would continue to be available from within the public realm to the front of the site. The implementation of the development proposals within part of the existing gap would reduce the visibility of distant trees from vantages on the street. However, from many such positions, the trees would remain visible above the proposed development. As such, the implementation of the development proposals would not have an unacceptable harmful effect upon the verdancy of the area. Nor would it have a detrimental urbanising effect on the character and appearance of the area.
19. For the reasons given above, the development proposals would not have an unacceptable harmful effect on the character and appearance of the area. In these respects, they would not conflict with Policy DM9 of the Surrey Heath Core Strategy & Development Management Policies 2011-2028 dated 2012, which requires development to be of a high-quality design that respects and enhances the local, natural or historic character of the environment. Nor would they conflict with Policies 2.1, 2.2 and 3.1 of the Windlesham Neighbourhood Plan 2018-2028, where they seek to ensure that development is of a quality design which responds positively to and protects the built and natural character features of their setting, and, which respect the separation between buildings and the site boundaries. In addition, and insofar as they relate to this main issue, the development proposals would comply with Principles 7.8, 10.1, 10.3 and 10.4 of the SPD, which amongst other things seek to ensure that proposals are sympathetic and subservient to the main building, do not project beyond the building line on the street, and maintain important gaps between buildings.

Conditions

20. The wording of the conditions has been amended where appropriate. This is for the purposes of clarity and to meet the six tests outlined within paragraph 56 of the Framework.
21. Statutory conditions which specify the time period for the implementation of the permissions are imposed. For clarity, conditions are also imposed which identify the plans to which the permissions relate. In addition, materials conditions are imposed to protect the character and appearance of the area.

Conclusion

22. For the reasons set out above, and having regard to the development plan as a whole and any other relevant material considerations, these appeals are allowed and planning permission is granted subject to the conditions outlined within the attached schedules.

V Simpson

INSPECTOR

Schedules of conditions are to be found on subsequent pages.

Appeal A Ref: APP/D3640/W/22/3307536

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Block plan as proposed OS-02, Proposed Plans A01 and Proposed Elevations A02.
- 3) Unless otherwise specified on the approved plans, the materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.

End of conditions

Appeal B Ref: APP/D3640/W/22/3307544

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Block plan as proposed OS-02, Proposed Plans A01 and Proposed Elevations A02.
- 3) Unless otherwise specified on the approved plans, the materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.

End of conditions

Appeal C Ref: APP/D3640/W/22/3307548

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Block plan as proposed OS-02, Proposed Plans A01 and Proposed Elevations A02.
- 3) Unless otherwise specified on the approved plans, the materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.

End of conditions

Appeal D Ref: APP/D3640/W/22/3307551

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Block plan as proposed OS-02, Proposed Plans A01 and Proposed Elevations A02.
- 3) Unless otherwise specified on the approved plans, the materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.

End of conditions