The Planning Inspectorate

Appeal Decision

Site visit made on 22 May 2023

by Mr C J Tivey BSc (Hons) BPl MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th June 2023

Appeal Ref: APP/P3610/10/D/23/3317412
37 Higher Green, Ewell, Surrey KT17 3BB

- 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 & Mrs Fisher against the decision of Epsom and Ewell Borough Council.
- The application Ref 22/01872/FLH, dated 26 November 2022, was refused by notice dated 25 January 2023.
- The development proposed is for a first floor side dormer extension, first floor rear extension and loft conversion.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Higher Green/Longdown Lane North Conservation Area.

Reasons

3. The appeal site comprises a detached dwelling within the aforementioned Conservation Area which is Arcadian in character comprising dwellings of a Arts and Crafts Style. One particularly striking element of the host dwelling is the fact that it has significant catslide roofs to either side with there currently being a good visual gap at first floor level to the south east elevation and over the attached single storey garage of 39 Higher Green adjacent.

4. This existing gap affords a view through to a magnificent Cedar tree that provides high visual amenity to the street scene. The proposal would erode this visual gap and on viewing the appeal scheme from the east in particular, it would appear as an incongruous addition to the existing roof form which is highly visible from the public realm; appearing as a rather ill thought out, over-scaled dormer addition that would be bolted on to the side of the dwelling and being a case of form following function.

5. I note that the appeal dwelling is identified as a positive building in the Conservation Area Appraisal and I have no reason to doubt this categorisation, I accept there is a variety of designs within the locality, but nonetheless that

does not mean that there should be a free for all where residential extensions are concerned, with each case being assessed on its own merits.

6. From this basis I consider that the proposed development would be of a bulky appearance that would form a disproportionate and conspicuous extension to the host dwelling, and combined with the erosion of the visual gap between it and no 39, I consider that the proposal would fail to preserve the character or appearance of the Conservation Area.

7. Consequently, the scheme would give rise to less than substantial harm to a designated heritage asset and no public benefits have been advanced that would outweigh this harm. The proposal is contrary to Policies CS1 and CS5 of the Epsom and Ewell Borough Council Adopted Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Epsom and Ewell Borough Council Development Management Policies Document 2015 which together require proposals to protect and enhance the Borough's heritage assets with high quality design required for all developments, having regard to Conservation Area Appraisals whilst ensuring that new developments, including for house extensions, contribute to the character and local distinctiveness of the street or area in terms of scale, layout, height, form including roof forms, massing and format, which includes space in between buildings.

Conclusion

8. Therefore having regard to the above and all other matters raised, I conclude that the appeal be dismissed.

C J Tivey

INSPECTOR