The Planning Inspectorate

# Appeal Decision

Site visit made on 24 May 2023

**by R Gee BA (Hons) Dip TP PGCert UD MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 12 July 2023**

**Appeal Ref: APP/Y3615/D/22/3306496**
**6 Pine View Close, Chilworth, Surrey GU4 8RS**

- 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 Dr Andrew Milne against the decision of Guildford Borough Council.
- The application Ref 22/P/00237, dated 9 February 2022, was refused by notice dated 16 August 2022.
- The development proposed is described as "Construction of a first floor front extension, construction of a rear two storey extension, external renovation of dwelling, internal and external alterations".

## Decision

1. The appeal is allowed and planning permission is granted for the construction of a first floor front extension, construction of a rear two storey extension, external renovation of dwelling, internal and external alterations at 6 Pine View Close, Chilworth, Surrey GU4 8RS in accordance with the terms of the application, Ref 22/P/00237, dated 9 February 2022, subject to the attached schedule of conditions.

## Preliminary Matters

2. I have used the description given on the original application form.

3. Since the appeal was lodged the Council has adopted the Guildford Borough Local Plan: Development Management Policies (LPDMP) Adopted 22 March 2023. The policies in the LPDMP supersede policies from the Guildford Borough Local Plan 2003, which were included in the Council's reason for refusal of the planning application. An opportunity has been given for the parties to comment on its significance for the appeal. I am required to determine the appeal on the basis of the development plan and national policy which are in place at the time of my decision and accordingly I have determined the appeal on that basis.

## Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area.

## Reasons

5. 6 Pine View Close is a detached chalet style dwelling situated at the top of a residential cul-de-sac. The existing dwelling incorporates a rear flat roof dormer, and sits within a spacious plot which is heavily landscaped to its side and rear boundaries.

6. The Council raised no objection to the front extension to the dwelling. Based on the plans, and as observed at my site visit, the proposed front extension would be in-keeping with the existing dwelling and wider streetscene and I have no reason to disagree.

7. Whilst the proposed rear extension would cover the majority of the rear roof slope it would sit below, and in, from the existing ridge height and width of the existing house. As such the extension would be a subservient addition to the host dwelling. In addition, it would appear well-balanced with the rear elevation and the incorporation of a mono-pitched roof would be in character with the proposed front extension. On this basis the proposed development incorporates design features as set out within the Guilford Borough Council Residential Extensions and Alterations Supplementary Planning Document (SPD).

8. The heavily landscaped boundaries to the rear and sides of the garden provide effective screening of the appeal site. Given the orientation of the site in relation to adjacent dwellings the proposed rear extension would have a negligible visual impact upon the occupiers of the neighbouring dwellings. Any views of the proposed rear extension from the streetscene, would be limited and insignificant upon the character and appearance of the area given that other dwellings within the cul-de-sac have various extensions of similar design and scale to the appeal proposal.

9. An indication of the materials to be used in the external elevations has been provided. Subject to a condition regarding the precise materials of external finish being agreed I consider the proposed development would assimilate with the existing dwelling and streetscene.

10. For the above reasons, I consider that the proposed rear extension would respect the scale, form and character of the existing property and properties within the surrounding vicinity in which it sits.

11. The site is located within the Surrey Hills Area of Outstanding Natural Beauty (AONB). The dwelling is also situated in an Area of Great Landscape Value (AGLV), an area designated as being of high visual quality, worthy of conservation. The proposed design of the scheme has been considered having regard to these designations. It is considered that the proposal would only make minor changes in an already built-up area and would not harm the AONB or the distinctive character of the AGLV itself. The Council has not raised any concerns in this respect and even when giving great weight to conserving and enhancing landscape and scenic beauty, as set out in the National Planning Policy Framework (the Framework), I see no reason to disagree.

12. I therefore conclude that the proposed development would not harm the character and appearance of the host dwelling and the surrounding area. Accordingly, I find no conflict with Policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 (adopted 2019), Policies H4 and D4 of the LPDMP. Collectively these require developments to be respectful, proportional and reflect patterns of development and distinct local character. I also find no conflict with the objectives of the SPD or the Framework which seek high quality design.

## Conditions

13. I have imposed the standard time condition and a plans condition for certainty. In the interest of the character and appearance of the dwelling and the surrounding area a condition to agree the precise finish for the external materials is necessary.

## Conclusion

14. For the reasons set out above, the proposal would accord with the development plan, when read as a whole. There are no material considerations, including the Framework which indicate a decision should be made other than in accordance with the development plan. Having considered all other matters raised, I therefore conclude that the appeal should be allowed.

*R Gee*

INSPECTOR

## Schedule of Conditions

1) The development hereby permitted shall begin no 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:
PL-001 Rev 1 – Location plan
PL-002 Rev 1 – block plan
PL-009 Rev 1 – Proposed ground floor plan
PL-010 Rev 1 – Proposed first floor plan
PL-011 Rev 1 – Proposed roof plan
PL-012 Rev 1 – Proposed west elevation
PL-013 Rev 1 – Proposed east elevation
PL-014 Rev 1 – Proposed north & south elevations

3) No development shall commence until details and samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

*****End of Schedule*****