



Appeal Decision

Site visit made on 24 August 2023

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18TH September 2023

Appeal Ref: APP/L3625/D/23/3323889

85A Preston Lane, Tadworth KT20 5HJ

- 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 Piotr Bielecki against the decision of Reigate and Banstead Borough Council.
 - The application Ref 23/00143/HHOLD, dated 24 January 2023, was refused by notice dated 26 April 2023.
 - The proposed development is for a loft conversion and rear dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development having regard to the character and appearance of the existing dwelling and surrounding area.

Reasons

3. The appeal site comprises a two-storey, end-terrace house with front and rear gardens, set back from Preston Lane by a wide intervening grass verge. The local neighbourhood is predominantly residential in nature.
4. The appeal proposal is for a loft conversion and rear dormer window. The mass and bulk of the dormer element would be clearly visible from the private amenity spaces of surrounding houses, representing a dominant feature that would have a jarring effect by virtue of its scale and extent across the roof of the property. The scheme would lack subservience to the existing ridge line, and there would be limited separation with the party wall to the adjoining house at 87 Preston Lane.
5. I recognise that there may be other instances of dormer windows in the roofs of dwellings in the local area, and have seen the photographs of existing development in the grounds of appeal. Nevertheless, development at other houses would be neutral considerations in any balance against planning harm, and I am mindful that each case must be assessed on its own merits.
6. On these grounds I am drawn to conclude that the scheme would result in harm to the character and appearance of the existing dwelling and surrounding area. It would contravene Policy DES1 of the Reigate and Banstead Development Management Plan 2019 and the Council's Householder Extensions and Alterations Supplementary Planning Guidance 2004, which seek to ensure new development of acceptable scale and design.

Conclusion

7. Given the foregoing matters and all issues raised, the appeal fails.

C Hall

INSPECTOR