

Appeal Decision

Site visit made on 8 November 2023

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 December 2023

Appeal Ref: APP/M3645/W/23/3328483

208 Hillbury Road, Warlingham, Surrey, CR6 9TE

- 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 Kevin Walker against the decision of Tandridge District Council.
 - The application Ref TA/2022/1105, dated 10 August 2022, was refused by notice dated 21 June 2023.
 - The development proposed is the proposed replacement of roof to form new loft conversion with rear dormer.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding residential area.

Reasons

3. The appeal property is a detached house on the southwestern side of Hillbury Road. There are long views along the road towards the house, and others on the road, due to the straightness of the road and steep changes in landform. There is variety in the design of properties along the road with some extended and altered, but a consistent theme to the majority of the area is one of hipped and pitched roofs, and this is seen in the area of the road where No. 208 lies. This character means that roofs are not dominant to buildings, even when properties have been altered.
 4. The proposed development would see the existing hipped roof with ridgeline changed through the provision of gable ends to the house and raising of the ridgeline, hence also forming a partial crown roof to the house. A dormer would be provided to the rear and rooflights to the front elevation.
 5. These proposals would be a significant change to the house. The massing of the property would very notably change at roof level, which would jar with the scale and design of the nearby houses. The creation of a taller and larger roof structure with partial crown roof – which would be clearly visible in views along the road – represents a clumsy form of design that would not sit well with the host property or the character of the area. This would contrast with nearby
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houses, which predominantly see hipped and pitched roofs, and this jarring nature would be evident in long views along the road.

6. I acknowledge the submission from the appellant that creating gable ends to a house can be a way to extend properties and may be a design feature seen on detached houses. However, I am determining this appeal on its own merits in relation to the existing house and how it relates to neighbouring properties and the character of the wider area in which it sits. It is clear to me from the site visit that the scale of the changes in this instance would be significant and result in a design of house that does not sit comfortably with adjoining and nearby properties and create a roof-form of awkward appearance in the area. Hence, the design approach as set out in the case before me is not acceptable. The existence of a limited number of roof extensions in the wider area does not change my view on this.
7. Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan 2014-2029 (adopted 2014) seek to ensure all new development is of a high standard of design that reflects the character, setting and local context of the area. The National Planning Policy Framework (2023) further seeks to achieve well-designed places. The proposed development would not satisfy these requirements of the development plan and the Framework, and hence the appeal is dismissed.

C J Leigh

INSPECTOR