



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/23/3326811

219 Farleigh Road, Warlingham, Surrey, CR6 9EL

- 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 James Birch against the decision of Tandridge District Council.
 - The application Ref TA/2023/19, dated 6 January 2023, was refused by notice dated 18 July 2023.
 - The development proposed is described as 'ground floor rear part filled extension, first floor extension, loft conversion with a dormer and new garage'.
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Preliminary matters

1. The proposals were amended during the course of the application, prior to the Council's decision. I have adopted the appellant's description of the proposed development, namely erection of first floor extension with pitched roof to provide first floor accommodation and single storey infill rear extension; erection of dormer window within rear roof slope in connection with conversion of loft to habitable accommodation.

Decision

2. The appeal is allowed and planning permission is granted for the erection of first floor extension with pitched roof to provide first floor accommodation and single storey infill rear extension; erection of dormer window within rear roof slope in connection with conversion of loft to habitable accommodation at 219 Farleigh Road, Warlingham, Surrey, CR6 9EL in accordance with the terms of the application ref TA/2023/19, dated 6 January 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 001 Rev A, 100 Rev B, 101 Rev D & 102 Rev D.

Main issue

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

4. The appeal property lies on the western side of Farleigh Road, which is a road of mixed character. No. 219 is a bungalow, whilst immediately to the north is a detached two storey house. To the south – separated by Crewe’s Lane – is a bungalow that has been notably extended, including within the roofspace. The wider area sees a variety of detached and semi-detached houses and bungalows.
5. No. 219 sits on a plot notably wider than many in the area: with a deep frontage to Crewe’s Lane, this creates an impression of a relatively small dwelling on a large site. The appearance of the bungalow is of no particular merit, with a rather over-sized roof whose proportions dominate the building.
6. The proposals would effectively change the bungalow to a two-storey detached house. The height and form of this extended property would sit comfortably next to the detached house that lies to the north, creating a balanced street scene when viewed in this context. A reasonable distance would be retained between the extended property and the southern boundary which, together with the gap from Crewe’s Lane, means there would not be any uncomfortably relationship to the extended bungalow to the south.
7. The relatively large size of the plot means that there would be a good degree of spaciousness kept around the extended property at first floor, as well as ground floor. This spaciousness would be evident in views long Farleigh Road and also in side views when looking along Crewe’s Lane, due to the substantial depth of the plot. Thus, whilst the extended house would be wider than the detached house to the north, the notably wider and deeper plot within which No. 219 sits makes this acceptable.
8. The extended property would be of simple, uncluttered design in fenestration. The drawings show elevations would be rendered and a tiled roof, with materials to match the exiting dwelling. The wider area contains a mix of architectural styles, and this approach would be acceptable, particularly given the changes and architectural treatment seen in the bungalow to the south. The rear dormer would not be of excessive size, being set back from the ridgeline and hipped roofs.
9. It is therefore concluded on the main issue that the proposals are of a high standard of design that is suitable for the host property and the plot within which it stands and is appropriate for the wider character and context of the area. The scheme therefore satisfies Policy CSP18 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge Local Plan 2014-2029 (adopted 2014) and the National Planning Policy Framework (2023), which seek to ensure all new development is of a high standard of design.
10. The appeal is therefore allowed. I have attached the Council’s suggested conditions requiring matching materials, to ensure a satisfactory appearance to the development, and a condition specifying the approved plans both in the interest of precision.

C J Leigh

INSPECTOR