



Appeal Decision

Site visit made on 3 January 2024

by J Davis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 January 2024

Appeal Ref: APP/A3655/D/23/3331607

148 Goldsworth Road, Woking, Surrey, GU21 6NE

- 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 Sorin and Adriana Pop against the decision of Woking Borough Council.
 - The application Ref PLAN/2023/0506, dated 7 June 2023, was refused by notice dated 8 September 2023.
 - The development proposed is side infill extension to square the existing house and a new pitched roof with rear first floor dormer.
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Decision

1. The appeal is allowed and planning permission is granted for a side infill extension to square the existing house and a new pitched roof with rear first floor dormer at 148 Goldsworth Road, Woking, Surrey, GU21 6NE in accordance with the terms of the application, Ref PLAN/2023/0506, dated 7 June 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 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: 2305-148GW-001; 2305-148GW-002; 2305-148GW-003; 2305-148GW-004; 2305-148GW-005; 2305-148GW-006; 2305-148GW-007; 2305-148GW-008; 2305-148GW-009; 2305-148GW-010; and 2305-148GW-011.

Main Issue

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

Reasons

3. The appeal property is a two-storey detached dwelling with a prominent gable on both its front and rear elevations. The surrounding area is characterised by dwellings that are varied in appearance, although most feature some form of front gable which is a distinctive characteristic of the street scene. A variety of roof forms are also displayed in the immediate area.

4. The Council raise no objection to the proposed rear extension which would sit above part of the existing ground floor and would incorporate a dormer window on the rear roof plane. Whilst the proposed two storey front and side infill extensions would be modest in size, the proposed extensions would necessitate alterations to the existing roof which would be raised in height overall by about 1.4m.
5. The proposed raising of the roof would add additional bulk at roof level. However, the roof would be of a simple pitched design and would be broadly reflective of the height of other dwellings along this part of Goldsworth Road. Moreover, given the mixed character and appearance of dwellings along Goldsworth Road which includes dwellings with a roof ridge parallel to the road, I do not consider that the proposed roof form would be out of keeping with the surrounding area.
6. In my view the proposal would retain the most important architectural features of the dwelling, including the front and rear gables. Whilst the roof would rise above the front gable, it would be sloping up away from it and as such, I consider that the gable would remain the most prominent feature of the front elevation of the dwelling. Whilst the increase in ridge height would be significant, the proposed roof form would not appear disproportionately large or bulky in relation to the remainder of the dwelling nor would it significantly distract from or overwhelm the main elevations of the host dwelling.
7. The proposed roof lights on the front and rear elevations would also be proportionate in size and would not overly dominate the roof slope. Furthermore, I find that the other alterations proposed such as the modifications to the driveway would not be materially harmful to the character and appearance of the surrounding area.
8. I therefore conclude that the proposal would not have a harmful effect on the character and appearance of the existing dwelling or surrounding area. Thus, I find that it complies with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and Section 12 of the National Planning Policy Framework (2023) which collectively promote well designed developments which respect and make a positive contribution to the street scene and the character of the area in which they are situated.

Conclusion

9. For the reasons given above I conclude that the appeal should be allowed.

J Davis

INSPECTOR