



Appeal Decision

Site visit made on 9 April 2024

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 2nd May 2024

Appeal Ref: APP/Y3615/D/23/3331997

Normay, Forest Road, Effingham Junction, Leatherhead, Surrey, KT24 5HE.

- 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 Alex Dawes against the decision of Guildford Borough Council
 - The application Ref 23/P/01036, dated 15 June 2023, was refused by notice dated 9 August 2023.
 - The development proposed is a two-storey side extension and single storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposal on the architectural integrity of the host building, the semi-detached pair and thereby the character and appearance of the street scene.

Reasons

3. Normay is one half of a semi-detached pair of two-storey houses. It has an attached single storey garage to the side. The pair have hipped roofs, and when viewed from the street have retained their original form, fenestration pattern and much of the original architectural detailing.
4. Forest Road in contrast is made up of an eclectic mix of residential properties of a wide range of architectural forms and styles.
5. The appellant proposes an attached gable roofed two-storey side extension along with a single storey, flat roof rear addition. The Council found that the single storey rear addition, that would replace a lean-to conservatory, would, as designed be acceptable. From what I have seen and read I have no reason to disagree with its findings in this instance.
6. The proposed extension would, in terms of its fenestration pattern and incorporation of a bay window and materials match to some extent the design detailing of the host property. I note that the extension would be slightly wider than half the width of the host property. However, I do not consider that, in this case this would in itself cause significant visual harm. Nevertheless, the introduction of a gable roof, in contrast to the existing hipped roofs of the

- semi-detached pair would serve to denude the symmetry of the of the pair of houses and result in a dominant and unsympathetic addition to the property.
7. Further, while I agree that it not always necessary to set the street façade of a new side addition back behind the front wall of the host property, given the semi-detached form of the property I consider that such a detail would be appropriate in this case. The lack of any set back therefore in conjunction with the contrasting roof form would result in imbalance to the pair and cause significant harm to their architectural integrity and appearance and thereby the character and appearance of the wider street scene.
 8. For the foregoing reasons, to allow the proposal would be contrary to objectives of Policy D1 of the Guildford Borough Local Plan: Strategy and Site 2015-2034 (Adopted 25 April 2019), Policies H4 and D4 of the Guildford Borough Local Plan: Development Management Policies (Adopted 22 March 2023), Policy Eh-H7 of the adopted version of East Horsley Neighbourhood Plan, the guidance set out within the Residential Extensions and Alterations SPD 2018, the National Planning Policy Framework and National Design Guide as they relate, along with other things to the quality of development.

Other Matters

9. I note the design largely meets the objectives of Local Plan Policies, space for on-site parking would be retained, sufficient space would be maintained for disabled access to the rear of the property, and there would be no adverse impact on residential living conditions of neighbouring occupiers. However, the absence of harm is a neutral factor in my considerations and, as such, I have given these matters very little weight in my decision.

Conclusions

10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Philip Willmer

INSPECTOR