

Appeal Decision

Site visit made on 5 September 2024

by H Miles BA (hons), MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 September 2024

Appeal Ref: APP/R3650/D/24/3337844

18 Pottery Lane, Wrecclesham, Farnham GU10 4QJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Ms Sarah Magness against the decision of Waverley Borough Council.
 - The application Ref is WA/2023/02381.
 - The development proposed is erection of extensions and alterations.
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Decision

1. The appeal is allowed and planning permission is granted for erection of extensions and alterations at 18 Pottery Lane, Farnham GU10 4QJ in accordance with the terms of the application, Ref WA/2023/02381, 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 drawing nos: Location Plan, 23-0824 D02 Rev 2 Existing and Proposed Block Plan, 23-0824 D06 Rev 2 Existing Elevations, 23-0824 D03 Rev 2 Existing Floorplans, 23-0824 D05 Rev 3 Proposed Elevations, 23-0824 D03 Rev 3 Proposed Floorplans.

Preliminary Matters

2. The description of development is taken from the appeal form as this adequately and succinctly describes the development proposed. However, only those details that relate to the act of development have been included.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area with particular regard to the rear extensions.

Reasons

4. 18 Pottery Lane is a traditional brick, two storey, semi-detached house on the corner of Copse Way and Pottery Lane. It has a pitched, tiled roof which, for the majority of the rear elevation is a catslide roof style dropping to a single storey eaves level, and also has a gable end to the front part of the building. Due to its corner position the side and rear elevations are highly visible in the streetscene. It forms part of a pair with no. 16, which has been extended with a single storey rear extension and a full width first floor roof extension with a dual pitched roof.
5. The site is within the Wrecclesham Conservation Area (CA) which derives its significance from being an ancient village within the hinterland of a medieval planned town. The Pottery Lane area is also significant due to its historic and visual associations with Farnham Pottery. Properties in this area are generally traditional in their design, many in brick with pitched tiled roofs. 18 Pottery Lane makes a positive contribution to the CA in these regards.
6. The proposed extension would create a dual pitched roof, lower in height than the main ridge. To the Copse Way elevation there would be a two storey extension with a hipped, pitched roof, set in from the existing side elevation. On the other side there would be a first floor extension above the catslide roof resulting in a dual pitched roof, and a single storey extension to the rear.
7. Although the existing dwelling has a gable end to its roof, there is nothing before me to indicate that this particular roof form is an important feature of this area. The proposed hipped and pitched roof would be a traditional roof form, and although it would not repeat the gable end of the existing house, it would not be inappropriate in this context for these reasons. Due to the lower ridge height, dual pitched roof and set in of the two storey element of the proposed extension, it would be clearly identified as an addition and the original dwelling would be appreciated. The proposed additions would extend the rear footprint to a similar depth as the adjoining properties. Therefore, the proposed rear extensions would not be unacceptably dominant or overly bulky in this context. Furthermore, the extension above the existing roof would reflect the appearance of no 16 and this element would reinstate some unity to this semi detached pair.
8. In this case therefore, the appearance and massing of the appeal scheme would be subordinate to the host dwelling and appropriate to the character and appearance of the area. The proposed development would therefore retain the traditional appearance of the dwelling and would preserve the character and appearance of the CA.
9. Consequently, the proposed development would have an acceptable effect on the character and appearance of the area. As such it would be in accordance with policies DM1 and DM4 of the Waverley Borough Local Plan (Part 2) 2023. Together these require that new development will be of high quality design and should not cause harm to areas of townscape value. As well as the advice in the Residential Extensions SPD which provides further detail as to how this can be achieved, including that two storey rear extensions should be subordinate to the main dwelling.

Conditions

10. I have considered the Council's suggested conditions. I am attaching the standard implementation condition, and in the interests of certainty a condition to define the plans with which the scheme should accord. The materials are proposed to match the existing building, therefore subject to a condition requiring that the materials are matching, it would not be necessary to require that samples are agreed. This condition would be necessary in the interests of the character and appearance of the area.

Conclusion

11. For the reasons given above the appeal should be allowed.

H Miles

INSPECTOR