



Appeal Decision

Site visit made on 7 January 2025

by V Simpson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 January 2025

Appeal Ref: APP/L3625/D/24/3347321

The Ruffetts, Outwood Lane, Chipstead, Surrey CR5 3NL

- 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 Mr Simon Lummes against the decision of Reigate and Banstead Borough Council.
 - The application Ref is 24/00372/HHOLD.
 - The development proposed was originally described as Oak framed car port with tiled pitched roof, to match existing dwelling i.e in keeping with the traditional oak and tiled roof. Car port measurement's are 6mtrs x 4mtrs footprint. Electrics to include security lighting and electric car charge point. Car port situated approximately 1.5m from the front boundary wall. Existing red robin hedges to be grown to eaves height to match neighbouring property.
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Decision

1. The appeal is allowed and planning permission is granted for an oak framed car port with tiled pitched roof, to match existing dwelling, and, electrics to include security lighting and electric car charge point, at The Ruffetts, Chipstead, Surrey CR5 3NL, in accordance with the terms of the application, Ref 24/00372/HHOLD, and the plans submitted with it, namely: Location Plan – Date Produced: 28-Feb-2024, SL/001, SL/002, and Car Port Location - TQRQM24057151716469.

Preliminary Matters

2. On the application form it was indicated that the development had been completed. The Council subsequently considered the scheme on this basis. This correlates with my observations on site, and I have considered the appeal on that basis.
3. The description of development in the heading above has been taken from the planning application form. However, it has been amended in the formal decision. This is for clarity and to remove superfluous words.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area.

Reasons

5. A fairly large house occupies the appeal site. It comprises one of a collection of similarly sized houses which address a section of Outwood Lane between its junctions with Stagbury Avenue and Hazelwood Lane. This row of houses is separated from the carriageway by; a pavement; grass verges; and reasonably deep front gardens. With the exception of the appeal site, none of the properties

within this row were observed to have detached car ports or garages sited to the front of the host dwelling. However, several - including the appeal site, have well-established hedges both along parts of their roadside boundaries, and between their front gardens. The car port subject of this appeal does not have a large footprint. It has a relatively low eaves height and a fairly shallow-pitched hipped roof form.

6. Although the development has resulted in a building being constructed forward of the host dwelling and close to the roadside boundary of the site, it is not prominent when viewed from within the public realm. Nor does it detract from the pleasant, spacious, and verdant character and appearance of the area. In part, this is because it uses materials that harmonise with the host dwelling. It is also due to its modest scale, and the presence of fairly tall and well-established hedgerows around much of the front garden of the appeal site. Consequently, the structure does not look out of place within the street scene. That being the case, it does not conflict with the objectives of either the Council's Householder Extensions & Alterations Supplementary Planning Guidance¹ or its Local Character & Distinctiveness Design Guide Supplementary Planning Document². Together, and amongst other things, these seek to ensure that development is of a high design standard, and that it addresses local character and the distinctiveness of its surroundings.
7. The allowance of this appeal may encourage similar schemes to come forward within the area. However, any such schemes would be assessed on their own merits and the circumstances at that time.
8. For the reasons given, the development would not cause harm to the character and appearance of the area. Consequently, it would comply with policy DES1 of the Reigate & Banstead Borough Council - Reigate & Banstead Local Plan Development Management Plan – adopted September 2019. Amongst other things, this policy requires development to be of a high-quality design, to reinforce local distinctiveness, and, to respect the character of the surrounding area.

Conditions

9. As the development has been carried out, there is no need for any conditions to be imposed.

Conclusion

10. For the reasons given and having regard to the development plan as a whole and any other material considerations, I conclude that the appeal should be allowed.

V Simpson

INSPECTOR

¹ Reigate and Banstead Borough Council – Supplementary Planning Guidance – Householder Extensions & Alterations – March 2004.

² Reigate and Banstead Borough Council – RBBC Local Character & Distinctiveness Design Guide Supplementary Planning Document – June 2021.