
Appeal Decision

Site visit made on 20 December 2024 by A Conteh

Decision by L McKay MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 February 2025

Appeal Ref: APP/K3605/D/24/3353039

2 Albury Road, Hersham, Walton-on-Thames, Surrey KT12 5DY

- 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 and Mrs Facer against the decision of Elmbridge Borough Council.
 - The application Ref is 2024/0940.
 - The development proposed is a first and second floor extension over existing ground floor accommodation.
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Decision

1. The appeal is allowed and planning permission is granted for a first and second floor extension over existing ground floor accommodation at 2 Albury Road, Hersham, Walton-on-Thames, Surrey, KT12 5DY in accordance with the terms of the application, Ref 2024/0940, and the plans submitted with it, 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 development hereby permitted shall be carried out in accordance with drawing nos PL006 Rev A, PL007 Rev B, PL008 Rev A, PL009 Rev A, PL010 Rev B, PL011 Rev C, PL012, and PL013 Rev A, including the materials specified thereon.
 - 3) The development shall be carried out in accordance with the details set out in the Arboricultural Method Statement, Impact Assessment and Tree Protection Plan in Accordance with BS 5837:2012 by SouthOaks Arboricultural Consultancy.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons for the Recommendation

4. Albury Rd is characterised by detached dwellings of a substantial size located within spacious plots of land. These dwellings vary in style, material, and age, with several new builds in the area, yet many dwellings are of similar scale, mass and

size. The dwelling within the appeal site is modestly sized in relation to the surrounding dwellings, which are substantially larger in height and mass. The appeal site is surrounded by a considerable number of trees and hedges which are significant in height and span the front, side and rear boundaries.

5. The proposed development would add height and mass to the appeal dwelling in the form of a first and second floor extension. However, even with these additions, the dwelling would not surpass the height or mass of neighbouring dwellings, including the immediately adjacent 4 Albury Road. As a result, the development would be in keeping with the size of dwellings in the surrounding area. While I understand that the enlargement of some of those dwellings was granted permission under different policies, dwellings of that size now characterise the area and represent the context in which the proposal would be viewed.
6. The ridge of the proposed second floor extension would be higher than that of the existing roof, but would not form a significant proportion of the enlarged dwelling. The use of matching materials and glazing in the upper part would help to reduce its visual bulk. Furthermore, the existing dwelling is not balanced or symmetrical, nor are others in the street scene. Consequently, the proposal would not appear unduly top-heavy, nor would it harmfully unbalance the appearance of the host dwelling.
7. The proposed second floor extension includes a chevron window design which differs in style from the windows present on the host dwelling. It would however follow the shape of the roof below it, and therefore represents an innovative solution that would achieve an appropriate relationship with the existing house and be sympathetic to the dwelling overall. Dwellings and window styles in the surrounding area are varied, with no consistent design. Therefore, the proposed window design would not clash with the appearance of the dwelling and would harmonise with the streetscape.
8. Furthermore, the presence of vegetation provides screening to the appeal site, reducing the visibility of the host dwelling from the road and neighbouring properties. I observed this to be the case despite there being few leaves on trees surrounding the site at the time of my visit. This vegetation would significantly limit the visual impact of the proposed development as the dwelling is, and would remain, only partially visible from the public realm.
9. For the above reasons, the proposal would not appear prominent or incongruous in the street scene and would not harm the character and appearance of the area. It would therefore comply with policies DM2 of the Elmbridge Local Plan Development Management Plan (2015) and CS4 and CS17 of the Elmbridge Core Strategy (2011) which together require high quality design which contributes to local character.
10. Nor would it conflict with design policies of the National Planning Policy Framework (2024) or the Elmbridge Design and Character Supplementary Planning Document (2012) which promote preservation of local character and harmony with the streetscape.

Conditions

11. In addition to the standard time limit on commencement, a condition is necessary to require the development to be carried out in accordance with the approved plans,

to provide certainty. Use of matching materials is necessary to safeguard the character and appearance of the area, however as the approved plans state that materials will match, a separate materials condition is not needed.

12. The trees on the site contribute positively to the character and appearance of the area and could be damaged during construction works. However, the submitted arboricultural report sets out appropriate methods to protect the trees. These can be secured by a condition to safeguard the character and appearance of the area.

Conclusion and Recommendation

13. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed subject to conditions.

A Conteh

APPEAL PLANNING OFFICER

Inspector's Decision

14. I have considered all the submitted evidence and my representative's report and agree with the reasoning and recommendation. On that basis the appeal is allowed subject to the conditions listed above.

L McKay

INSPECTOR