



Appeal Decision

Site visit made on 11 March 2025

by V Simpson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 March 2025

Appeal Ref: APP/K3605/D/24/3353983

Proposal: Two storey side and rear extension at 50 Mizen Way, Cobham, Surrey KT11 2RL

Application Ref: 2024/2014.

Decision – Planning permission granted.

Reasons

Issue – effect on the character and appearance of the area

- 1) The large house on the appeal site is one of many other similarly sized houses of varying designs on the street. Despite the 2-storey filling of the gap between the existing house and the garage, the house would retain a pleasant sense of balance when viewed from the nearby street. Moreover, the inclusion of pitched parapets means that the proposed flat roofs won't be readily visible from the street or nearby land.
- 2) Notwithstanding the proximity of the proposed development to the house at number 48 Mizen Way (number 48), there would be a sizable visual break between the taller parts of these 2 neighbouring houses. Furthermore, the sections of the proposed development closest to the boundary with number 48 would be lower than the closest parts of the house on this neighbouring property. For these reasons, the development would not be cramped within the site or incongruous with nearby development. Instead, when viewed from the street, it would read as a subservient addition to the house, that would harmonise with other development in the area.
- 3) Consequently, the proposal would not harm the character and appearance of the area and accords with the related policies cited in the decision notice.

Issue – effect on the living conditions of the occupiers of 48 Mizen Way, with particular regard to outlook and privacy

- 4) Parts of the development would be close to the shared boundary with number 48. However, despite its length, from this neighbouring property, only the upper sections would be visible above the carport and garage/store; tall close-boarded fencing; and thick and well-established planting. Furthermore, and because those visible parts of the scheme would be several metres from the shared boundary, the development would not be overbearing or result in an oppressive sense of enclosure from number 48.
- 5) The first-floor window that would address number 48 would be obscurely glazed. Moreover, that part of it which would be less than 1.7m above the floor level of the

room it would serve would be non-opening. As such, and because of the presence of the intervening carport and garage/workshop, it would not lead to a harmful reduction of either privacy or perceived privacy for the occupiers of this neighbouring property.

- 6) The proposal would not harm the living conditions of the occupiers of 48 Mizen Way, with particular regard to outlook and privacy, and it accords with the related policies cited in the decision notice.

Conclusion

- 7) The proposal complies with the development plan as a whole and nothing indicates a decision otherwise.

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 23-04 loc, 23-04 02 Rev A, 23-04 03 rev A, 23-04 04 Rev A, and 23-04 05.

Reason: Certainty

- 3) The external materials of the extension hereby permitted shall match those used in the existing building/dwelling.

Reason: Protect character and appearance of area

- 4) Prior to the first use of the development hereby permitted, the-first floor window in its northwestern elevation shall be fitted with obscure glazing and no part of that window which is less than 1.7m above the floor level of the room in which it is installed shall be capable of being opened. Thereafter this window shall remain obscurely glazed, and non-opening for the first 1.7m above the floor level of the room it serves.

Reason: Protect living conditions of occupiers of 48 Mizen Way

V Simpson

INSPECTOR