



Appeal Decision

Site visit made on 14 May 2025

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 05 June 2025

Appeal Ref: APP/M3645/D/25/3359839

Valelands, Woodhurst Park, Oxted, Surrey, RH8 9HA.

- 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 Clarke against the decision of Tandridge District Council.
 - The application Ref is TA/2024/946.
 - The development proposed is the erection of a detached garage and associated landscaping. Alternative proposal to TA/2023/141 and TA/2023/638.
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Decision

1. The appeal is allowed and planning permission is granted for a detached garage and associated landscaping. Alternative proposal to TA/2023/141 and TA/2023/638 at Valelands, Woodhurst Park, Oxted, Surrey, RH8 9HA in accordance with the terms of the application, Ref TA/2024/946, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans, drawings: A-0001, A-0002A, A-0100, A-0101 and A-0200A.
 - 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 dwelling.

Procedural Matters

2. The Government published a revised National Planning Policy Framework (the Framework) in December 2024. It does not change the planning policy context in respect of the main issue, and I have determined the appeal accordingly.
3. Planning permission was granted for the erection of a detached garage with multipurpose family space above. However, the garage and annexe the subject of this appeal, which I saw is currently under construction, would be larger than that previously approved.

Main Issue

4. I consider the main issue to be the effect of the proposed development on the architectural integrity of the dwelling and thereby the character and appearance of the site and the wider area.

Reasons

5. Valelands is a large, detached dwelling located on a sloping site to the north-east of Woodhurst Place.

6. The area is designated a Wooded Hillside Character Area which locally is characterised by relatively imposing detached dwellings on spacious plots of an eclectic mix of sizes and designs all set in a mature landscape of trees, hedges and shrub planting. Due to the topography of the area houses are positioned at different levels. As identified by the Council there are examples of garages situated in the frontage of properties.
7. The main house, although on a lower plot than those further to the west is nevertheless, by reason of its design, external materials and detailing an imposing gable roofed property open to limited views from the street.
8. The proposed garage/annexe would be located in front of the main house and therefore visible from the street. The principal differences between the approved and proposed scheme are the width of the building setting it closer to the site boundary, its depth, ridge height that would be increase, a pair of garage doors in lieu of one and deeper rooflights to the front roof slope.
9. The roof line of the proposed garage, at about 7.2 metres would, although higher than that approved, still be about 1.0 metre lower than the ridge height of the house. In terms of materials and detailing the proposed garage, while using matching materials, would appear less fussy and therefore in visual terms subservient to the host property.
10. On balance I do not consider the proposed garage to be disproportionate to the scale, massing or visual appearance of the house, unduly prominent and thereby visually incongruous and detrimental to the character and appearance of the site and wider area. The proposal would therefore accord with the objectives of Policy CP18 of the Tandridge District Core Strategy (2008), Policy DP7 of the Tandridge District local Plan Part 2: Detailed Policies (2024) and the Framework as they relate to the quality of development and the requirement for development to reflect and respect the character, setting and local context.

Conditions

11. I have, in the interests of both precision and enforceability, considered the conditions suggested by the Council in light of the advice in the Framework and the Planning Practice Guidance.
12. To ensure a high quality development, I shall impose a condition securing matching materials to be used in the construction of the external surfaces of the building.
13. In the interests of certainty, I shall also impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

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

Philip Willmer

INSPECTOR