

## Monthly Appeal and Housing Figure Reports

<b>Ward</b>	<b>(All Wards)</b>
<b>Contact officer</b>	<b>Steven Lewis</b>

Report by Steven Lewis, Planning Development Manager/Viv Evans Head of Planning

The Planning Service has received the following Appeal decisions from 19<sup>th</sup> November 2020 to 18<sup>th</sup> December 2020.

<b>Site Address</b>	<b>Planning reference</b>	<b>Description of development</b>	<b>Decision and Costs</b>
39A Alexandra Road Epsom KT17 4DA	20/00605/FLH  APP/P3610/D/20/3256573	Erection of car port, boundary fence and entrance gates.	<b>Dismissed</b> – No Costs
245 London Road Ewell Surrey KT17 2BU	20/00524/FLH  APP/P3610/D/20/3256056	Ground, first floor, and loft extensions	<b>Dismissed</b> – No Costs
42 Briarwood Road Stoneleigh KT17 2LY	19/01532/FLH  APP/P3610/D/20/3250445	1st floor side extension with single storey rear extension including loft conversion with new front and rear roof dormers with skylights to the front roof slope	<b>Dismissed</b> – No Costs

### Summary of Appeal Decisions:

#### **39A Alexandra Road, Epsom**

The main issues were the effects of the development (a car port, gates and fencing) on the street scene and the protected tree within the grounds of 39 Alexandra Road.

The car port has held to be prominent from the south-east where it is seen with the new gates and fencing in the foreground. Although of contemporary design and lightweight construction, the canopy was held to be incongruous due to its siting forward of the dwelling; this being at odds with the prevailing character of Alexandra

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Road. The adverse impacts were held to be exacerbated by the visually harsh front boundary treatment and the lack of any vegetation along the frontage.

Individually and cumulatively, the gates, fencing and car port are materially harmful to the street scene of Alexandra Road.

The car port falls within the root protection area of a mature beech tree in the grounds of No 39. This large specimen has a tree preservation order (TPO) in recognition of its significant contribution to the amenity of the area.

In the absence of information about method of construction it was commented that it is impossible to draw any conclusions on the lasting effects on the tree. That development has already taken place was not adequate reason to ignore the issue, since it is conceivable that removal of the car port could limit any harm and allow the root system time to recover. Retention of the TPO tree was considered important to the street scene of Alexandra Road. The appellant's failure to properly demonstrate that permanent harm will not result from retention of the car port leads to conflict with Policy.

#### **245 London Road, Ewell**

The height, depth and position of the extension on the boundary was felt to combine to make it an oppressive feature which detrimentally increases the sense of enclosure in the neighbours' garden. These impacts were held to be much greater in comparison with the fallback of the permitted scheme with fencing or vegetation along the boundary and resulting in an unacceptable adverse impact.

#### **42 Briarwood Road, Stoneleigh**

The Inspector commented that the main issue was the effect of the development on the character and appearance of the host property and the street scene.

In combination with the gable, the dormer was felt to result in a scale and bulk of extension that would appear an unduly prominent and incongruous addition to the host house and unbalance the appearance of the semi-detached pair and would upset the rhythm of development in the area.

The Inspector noted similar example of extension drawn to his attention in Waverley Road and Briarwood Road and that these pre-dated the development plan. As consequence of the harm identified and being contrary to the local plan, the appeal was dismissed.

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**Net No. of dwellings for which planning permission has been granted**

<b>Month</b>	<b>Committee</b>	<b>Delegated</b>	<b>Appeal</b>
April	0	2	1
May	55	2	0
June	0	3	0
July	14	7	0
August	0	18	0
September	0	1	0
October	0	14	0
November	8	11	0
<b>Total</b>	<b>136</b>		

**Annual target** 695 dwellings

It should be noted that the above table and figures only count decisions which have been formally issued and also exclude decisions where there is an extant planning permission to avoid double counting.