

Appeal Decision

Site: 78 Gayfere Road, Stoneleigh, Surrey, KT17 2JU

Proposal:

Ground and 1st floor extension to a semi-detached dwelling house, and extension of roof including conversion to a habitable room and a new dormer window on the rear pitch of the roof.

Application Number: 17/00381/FLH

Decision: Appeal dismissed

Reasons for refusal and matters considered:-

- 1. Main effect is the effect of the development on the living conditions of the adjoining occupiers at 80 Gayfere Road in terms of outlook and daylight.**

The inspector considered the existing site conditions and the extent of the extension at some depth above what would normally be allowed under permitted development rights and that the maximum for a single storey rear extension to be set on the boundary should be no more than 3.25m. He considered that the additional depth of the ground floor rear extension would result in tunnelling and have an adverse impact on the outlook and daylight enjoyed by the attached neighbour.

There were no objections to the remaining elements of the proposal.