

**Appeal Decision**

**SITE:** 2a Derek Avenue, West Ewell, KT19 9HT

**PROPOSAL:** Erection of first floor side extension

**APPLICATION NUMBER:** 17/00301/FLH

**DECISION:** Appeal upheld

**GROUNDS FOR REFUSAL:**

**The proposed development due to its design, scale, massing and location, would lead to an unacceptable sense of enclosure, and would appear as a dominant and overbearing element in the outlook of No 2a Derek Avenue, contrary to Policy DM10 of the Development Management Policies Document 2015.**

**COMMENTS:**

Officers recommended approval of a similar scheme (16/00470/FLH) for a first floor side extension, which was overturned by the Planning Committee in September 2016.

A revised application was submitted with a greater set back from the front elevation, a reduced depth and altered roof profile however was much closer to the boundary with its neighbour and was considered that this would not overcome members' concerns and was refused under delegated authority.

The Inspector concluded that due to the flank extensions subordinate roof height to the main house, inset from the side and same depth as the existing dwelling, the extension would appear as a proportionate addition in this setting. Consequently, the scale and appearance of the extension would not appear sufficiently dominant or incongruous from the neighbouring garden that it would cause unacceptable harm.

**CONCLUSION:** The Inspectors grounds for granting appeal are noted