

PURLEY ON THAMES 12/02215  Pins Ref 2188088	72 Purley Rise, Purley on Thames Mr and Mrs Vanners	Demolition of workshop. Erection of a 4 bed dwelling house. Formation of garden and ground works	Approval	Dismissed 19.4.13
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The main issue considered in this appeal was:

- The effect of the proposal on the character and appearance of the area.

Discussion:

The appeal site comprises an area of land to the rear of properties fronting Purley Rise and is accessed via a gravel track between No.72 A and 74. The proposal seeks to replace the existing workshop on site with a new dwelling. The area to the north of the site comprises a caravan storage site, a small part of this is to be incorporated into the proposed garden for the new dwelling. The wider areas to the north-west comprise open countryside and are bounded to the north by a railway line.

The proposed development would fall outside of the settlement boundary as identified within the WBDLP. The Inspector considered that the workshop and relatively low key commercial use has a neutral impact on the area. He considered the workshop to have an agricultural appearance which was not especially obtrusive, conspicuous or eye catching in the locality. The Inspector considered in contrast that the proposed dwelling would be more contemporary and striking in design. He also considered that the higher ridge would have a greater impact on the area and a more assertive presence given the modern architectural styling. He considered that this would not relate well to the neighbouring properties or locality generally and as such would appear as an intrusive feature. Despite the appellants promotion of the site as part of the built up residential area, the Inspector considered the proposed dwelling to fall clearly beyond the ribbon development in a more open and rural area. The Inspector also agreed with the Council that the site marks a transitional change in character towards the more open countryside performing an important 'transitional function'. The proposed dwelling and adjoining curtilage would undermine this.

The Inspector acknowledged the presence of the caravans but did not consider that they could be said to form part of the built-up area or that their presence provides a cue for the proposed dwelling. The unimplemented approval for a larger barn on the site was also not considered to provide a precedent for this residential scheme. Whilst the Inspector appreciated that the appeal site is not highly visible from Purley Rise, given the higher ridge height it is likely to be more noticeable.

Conclusion:

The Inspector concluded that the proposal would harm the character and appearance of the area. It would conflict with Policy ENV.20 which amongst other things requires, redevelopment proposals to have no greater impact (in terms of size and bulk of the buildings) than the existing development; be appropriate in design, form, character and

siting to the rural location and not be visually intrusive or harmful to the amenities of the site and surrounding countryside. It would also conflict with Policies CS14 and CS19 of the Core Strategy which require development to respect the character and appearance of the area, and to ensure the landscape character of the district is preserved and enhanced. The appeal was therefore dismissed.