
Appeal Decision

Site visit made on 10 May 2017

by Ken Barton BSc(Hons) DipArch DipArb RIBA FCI Arb

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 19th May 2017

Appeal Ref: APP/E0345/D/17/3170740

1 Hay Road, Reading RG1 6ER

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Kate Cooper against the decision of Reading Borough Council.
 - The application Ref 162195, dated 22 November 2016, was refused by notice dated 17 January 2017.
 - The development proposed is a one and a half storey side extension and single storey rear extension.
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Preliminary Matters

1. Although the application form states that the applicant is Kate Cooper, it was confirmed by an e-mail dated 15 March 2017 that the applicants are Simon and Hayley Brittain. In addition, the Council confirms that as the principal elevation faces Hay Road the description of development was amended to read: two storey front extension and single storey front and side extensions. I have determined this appeal on the basis of those facts.

Decision

2. The appeal is allowed and planning permission is granted for a two storey front extension and single storey front and side extensions at 1 Hay Road, Reading RG1 6ER in accordance with the terms of the application, Ref 162195, dated 22 November 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved drawings: 193 PL 001, 002, 003, 007, 008, 009
 - 3) No development shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the coloured render, windows/doors, zinc cladding to dormer and timber weatherboarding have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Effect on the Character and Appearance of the Street Scene

3. The appeal property is a two storey dwelling on the corner of Hay Road and St Saviour's Road. A pitched roof runs parallel to Hay Road and gable ends face

St Saviour's Road and the garden, which is adjacent to Hay Road. The front door is in the longer elevation facing Hay Road, which also includes a ground floor kitchen window and a first floor dormer window serving a bathroom. A detached garage at the bottom of the garden is accessed from Hay Road. The elevation to the garden has a door to the kitchen and a conservatory with a first floor bedroom window in the gable end. The elevation to St Saviour's Road has windows to a hall and living room at ground floor with a bedroom window in the first floor gable. The surrounding area is predominantly residential dwellings of similar design to the appeal property which the Council accepts has little architectural merit.

4. The garden of No 1 adjacent to St Saviour's Road has a low boundary wall and modest vegetation. The remaining garden is enclosed by 1.8 metre high timber fencing most of which adjoins Hay Road. There are only two dwellings other than No 1 in Hay Road. Number 2, on the opposite side of Hay Road to the appeal site, has its ridge parallel to St Saviour's Road with a gable end facing the appeal site. Its garden adjacent to St Saviours Road is relatively open whilst the boundary treatment to Hay Road is 1.8 metre high fencing. Three Hay Road, to the south of the appeal site, has the appearance of facing onto Trelleck Road and is similar in its arrangement to No 1 whilst the remainder of the boundaries adjoining Hay Road is predominantly fencing associated with 36 Trelleck Road.
5. The Council accepts that the modern design of the proposal would be acceptable and has no objection to the height of the extension matching that of the existing property, albeit that the Council's Design Guide to House Extensions indicates that two storey extensions should be designed to be smaller in scale than the main house. I agree with the Council that in this case the proposal would be acceptable in those respects.
6. Notwithstanding the front door facing onto Hay Road the appeal property, and No 2, relate more to St Saviour's Road. This road has a relatively open, spacious, character and No 1 would be seen by people travelling towards it set slightly back from the building line begun by 145 St Saviour's Road. In contrast, Hay Road is more enclosed with high fencing and has the character of a link road, with no obvious building line, rather than a residential street. Consequently, even though the extension to the 'front' elevation would, bring the property within 1.5 metres of the Hay Road footway, compared to the minimum of 5 metres for other properties, the proposal would have no significant impact on the character or appearance of either St Saviour's Road or Hay Road.
7. I conclude that the proposal would respect the character of the house and the character and appearance of the wider street scene in accordance with the objectives of Reading Borough Local Development Framework Core Strategy Policy CS7, Policy DM9 of the Sites and Detailed Policies Document, and the Council's Supplementary Planning Guidance – A Design Guide to House Extensions.

Conditions

8. In addition to the standard time condition the approved drawings should be confirmed in the interests of clarity and good planning. Some information on materials is noted on the approved plans but to safeguard the character and

appearance of the street scene a condition requiring details of materials to be submitted for approval should be attached.

Ken Barton

Inspector