
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: 23rd May 2017

Appeal Ref: APP/X0360/D/17/3171035
15 Deardon Way, Shinfield RG2 9HE

- 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 Mr and Mrs Cottrell against the decision of Wokingham Borough Council.
 - The application Ref 163279, dated 17 November 2016, was refused by notice dated 19 January 2017.
 - The development proposed is a loft conversion with side dormer.
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Decision

1. The appeal is dismissed.

Effect on the Character and Appearance of the Surrounding Area

2. The appeal property is located on a roughly triangular plot at the junction of Deardon Way and Maddock Close, a cul-de-sac, in an area of predominantly 2 storey detached and semi-detached dwellings. A gabled elevation faces towards Maddock Close and the ridge runs back from the front gable. Number 9 Maddock Close lies to the south of the appeal property and has a gabled elevation facing the side elevation of No 15 and a ridge roughly parallel to the road.
3. The proposal would convert the roofspace into a bedroom. A window would be inserted in the rear gable and additional light would be provided by 4 rooflights. These elements are not in dispute and I see no reason to reach a different view.
4. The proposed staircase to the roofspace would have a dormer window on the south roof slope in materials to match the existing dwelling. The dormer would be set back around 2.8 metres from the front elevation and would be opposite the highest point of the neighbouring gable. It would not be seen from Deardon Way but would be visible from Maddock Close. Nos 15 and 9 have similar eaves levels but the ridge of No 15 is higher than that of No9, which sits at a lower level.
5. The proposed dormer would be within 2 metres of the gabled flank wall of No 9, would sit just below the ridge of No 15, and extend most of the way to the eaves. The large scale of the proposed dormer would be exacerbated by its proximity to the gable of No 9 and it would appear as a dominant feature. It would be cramped and incongruous in the street scene to the detriment of the character and appearance of the surrounding area.

6. Reference has been made to the variety and interest provided by dormer windows and varying roof forms in the surrounding area, including development underway south of Deardon Way near the junction with Church Road. However, these differ from the proposal as they are generally much smaller in scale and subservient being located a significant distance below the ridge of the main roof. Consequently they are less dominant and do not appear cramped and incongruous as the proposal would.
7. The surrounding dormers would not justify allowing the proposed dormer that would be detrimental to the character and appearance of the surrounding area contrary to the aims of the Wokingham Borough Core Strategy Policy CP3 and the Borough Design Guide Supplementary Planning Document Policy R23.
8. There has been no objection to the proposal, only a comment from the occupiers of 9 Maddock Road about overlooking which could be overcome by requiring obscure glazing. I note that the proposal was originally supported by the Council before being refused permission but I have determined the appeal on its planning merits.

Ken Barton

Inspector