

Appeal Decision

Site visit made on 1 June 2017

by Les Greenwood MRTPI

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

Decision date: 15 June 2017

Appeal Ref: APP/T0355/D/17/3170933

37 The Binghams, Maidenhead SL6 2ES

- 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 S Puri against the decision of the Council of the Royal Borough of Windsor and Maidenhead.
 - The application Ref 16/03423 was refused by notice dated 22 December 2016.
 - The development proposed is minor amendments to planning approved scheme Ref 15/00122.
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Preliminary matter

1. The description of the proposal given on the application form (as quoted above) does not actually describe a development. I have therefore considered the appeal on the basis of the revised description as shown on the Council's refusal notice and on the appeal form: 2 storey side, first floor side and single storey rear extensions (amendment to planning permission 15/00122).

Decision

2. The appeal is allowed and planning permission is granted for 2 storey side, first floor side and single storey rear extensions (amendment to planning permission 15/00122), in accordance with the terms of the application Ref 16/03423, dated 23 September 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 02-12-01H.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main issue

3. The main issue is the effect of the proposal on the character and appearance of the house and The Binghams.
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Reasons

4. The Binghams is a leafy street of large, wide-fronted detached houses of fairly uniform neo-Georgian design. No 37 sits on a particularly wide plot, with substantial gaps to the houses on either side. The proposal includes a modestly scaled first floor extension to one side and a much bigger, mainly 2 storey extension to the other – infilling the space between the house and its garage.
5. Planning permission (Ref 15/00122) has already been granted for similar extensions, with the key difference being that the 2 storey extension in the appeal proposal would be about a metre wider at first floor level. I recognise the Council's concern that the resulting building would be much wider than others on the street. The marginally wider frontage in the appeal scheme would not, however, be significantly different to the approved version in terms of visual impact. The resulting building would not crowd the side boundaries and an ample gap would be retained to the next house, No 38. It is not unusual for Georgian-style buildings to have wide frontages, so the proposed proportions are not inappropriate in that respect.
6. Overall, I consider that the proposal would blend into the street scene adequately. The extension would also be set sufficiently far away from the nearest tree, which I understand to be subject to a Tree Preservation Order, so that no significant harm should be caused.
7. I conclude that the proposal would not harm the character or appearance of the house or the local street scene. It would therefore accord with the aims of Policies DG1 and H14 of the Royal Borough of Windsor and Maidenhead Local Plan (Incorporating Alterations Adopted in June 2003) and the National Planning Policy Framework, to secure high quality design and to ensure that extensions do not adversely affect the original property or the street scene.
8. I impose a condition specifying the relevant plans to provide certainty and another requiring the use of matching materials to protect the character and appearance of the building and the local area.
9. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR