

Appeal Decision

Site visit made on 14 July 2017

by R J Maile BSc FRICS

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

Decision date: 27 July 2017

Appeal Ref: APP/X0360/D/17/3175228

32 Carina Drive, Wokingham, Berkshire, RG40 1EF.

- 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 Carter against the decision of Wokingham Borough Council.
 - The application ref: 170012, dated 5 January 2017, was refused by notice dated 13 March 2017.
 - The development proposed is conversion of loft space to form habitable room, dormer window to rear elevation & 2no roof lights to front elevation.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue here is the effect of the rear-facing box dormer window upon the character and appearance of the host dwelling and that of the surrounding area.

Reasons

3. 32 Carina Drive comprises one of a pair of semi-detached houses forming part of an estate of 150 dwellings erected pursuant to planning permission granted in March 2008. The house has been extended by virtue of a single storey rear conservatory, but otherwise remains as built. The grant of planning permission in 2008 removed Permitted Development rights for dwellings on the estate and also placed a restriction upon the insertion of new windows or openings at first floor level or above.
4. Policies CP1 and CP3 of the adopted Core Strategy¹ both seek, amongst other matters, to maintain or enhance the high quality of the environment. Planning permission will be granted for proposals that are of an appropriate scale in terms of mass, built form, height, materials and character to the area together with a high quality of design.

¹ Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document: January 2010.

5. The Council's Borough Design Guide SPD² requires alterations and extensions to residential property to be well designed, respond positively to the original building and to contribute positively to the local character. Similarly, national policy at Chapter 7 (Requiring good design) of the Framework³ sets out the importance of good design in the built environment.
6. The proposed box dormer would project to ridge height and span much of the rear-facing roof slope. It would appear as a dominant feature out of character with the host building. Although located to the rear of the dwelling, it would nevertheless be seen from the gardens of adjacent properties and from the windows of 88 Carina Drive.
7. The removal of Permitted Development rights at the time of the original grant of planning permission in 2008 has ensured, so far as I was able to ascertain, that there are no similar dormer windows to any of the adjacent properties. As such, the development would be at odds with and detract from the established character of this recently constructed residential estate.
8. I therefore find upon the main issue that development as proposed would be harmful to the character and appearance of the host building and that of the surrounding area, contrary to national policy at Chapter 7 of the Framework and to the policies of the Development Plan to which I have referred above.

Conclusion

9. For the reasons given above, I conclude that the appeal should fail.

R. J. Maile

INSPECTOR

² Wokingham Borough Council – Borough Design Guide Supplementary Planning Document: June 2012.

³ The National Planning Policy Framework.
