
Appeal Decision

Site visit made on 19 September 2017

by H Butcher BSc (Hons) MSc MRTPI

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

Decision date: 2nd October 2017

Appeal Ref: APP/W0340/D/17/3179265

110 Purley Rise, Purley on Thames, Reading, RG8 8DH

- 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 Roger John against the decision of West Berkshire Council.
 - The application Ref 17/00807/HOUSE, dated 16 March 2017, was refused by notice dated 26 May 2017.
 - The development proposed is a single storey front extension to the existing dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the extension on the character and appearance of the host building and the surrounding area which includes the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Reasons

3. 110 Purley Rise is a small detached bedsit with its own kitchen and bathroom. It was previously a telephone repeater station but has since been extended with a single storey side extension and converted into residential accommodation (ref 15/01111/FULD). It is located in an area of countryside and the North Wessex Downs AONB.
4. The side extension referred to above effectively doubled the size of the original building. Nevertheless it appears visually subservient being set in from the original front and rear elevations of the building. The hipped roof of the extension also retains and gives prominence to the original front and rear gable ends of the building. The proposed front extension would, however, completely obscure the original front gable. It would also be a large extension, proportionally, effectively doubling the footprint of the existing building. It would therefore not be subservient to nor would it respect the proportions or design of the original building which would be harmful to its character and appearance and that of the surrounding area and AONB.
5. Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) require high quality design that respects local character and appearance. Policy C6 of the Housing Site Allocations Development Plan Document also specifically requires extensions to existing dwellings in the countryside to be subservient to and in character with the original dwelling. For the above reasons the proposal would conflict with these policies.

6. Additional planting or the use of matching materials would not satisfactorily mitigate the above harm. Whilst I acknowledge the appellant's desire to enhance the existing accommodation at the appeal site this does not override my findings in relation to character and appearance.
7. The appeal is dismissed.

Hayley Butcher

INSPECTOR