
Appeal Decision

Site visit made on 26 September 2017

by C J Ford BA (Hons) BTP MRTPI

a person appointed by the Secretary of State for Communities and Local Government

Decision date: 12th October 2017

Appeal Ref: APP/X0360/D/17/3179528

33 Campbell Road, Woodley, Berkshire RG5 3NB

- 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 R Jones against the decision of Wokingham Borough Council.
 - The application Ref 171096, dated 5 April 2017, was refused by notice dated 23 May 2017.
 - The development proposed is two single storey side extensions.
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Decision

1. The appeal is dismissed.

Preliminary matter

2. The description of the proposed development in the header above is taken from the original application form. In dealing with the application the Council changed the description to, 'Two single storey side extensions to dwelling, and conversion of existing garage to additional habitable accommodation'.

Main issue

3. The main issue is the effect of the proposed development on the character and appearance of the host property and the wider area.

Reasons

4. The appeal property is a two storey detached house with a simple dual pitched gable ended roof form. It is sited at the end of a row of similar detached properties and occupies a prominent corner plot position alongside the junction of Campbell Road and Highgate Road.
5. As the flank of the house is set well back from the eastern boundary, there is a sizeable garden area to the side. Whilst this is screened by fencing and accommodates some timber outbuildings, the absence of a substantive built form remains discernible from the public realm and the area positively contributes to a sense of spaciousness at the northern end of Highgate Road.
6. There is a variation in the design of the attached single storey garage components found between the houses. They incorporate a mix of flat and pitched roof elements. The design which most closely assimilates with the form and character of the houses is found at No 47 Campbell Road. This has a simple dual pitched roof with a gable to its flank. As it is set back from the

front elevation, it displays a strong degree of subservience to the main part of the house.

7. In contrast, the proposed changes to the existing western garage element at the appeal property would result in a complex roof form with front facing hips. Notwithstanding the variation in the existing designs, the hipped roof would represent a departure from the established pattern of development found between the houses and appear incongruous within this part of the street scene.
8. The incongruous appearance of the proposal would be further accentuated by its forward projection beyond the front elevation of both the appeal property and the neighbouring house, No 35 Campbell Road. The development would appear unduly prominent in comparison to the main two storey elements and it would detract from the character and appearance of the two houses and the street scene.
9. The proposed single storey extension on the eastern side of the house would likewise have a hipped roof form. However, owing to its position at the end of the row of houses and alongside the junction, it would offer some visual benefits over a gable ended addition. There would be reduced high level bulk and it would reflect the hipped roof form to No 1 Highgate Road and its attached neighbour located on the opposite street corner.
10. Nevertheless, the Council's Borough Design Guide 2012 specifies that in undertaking side extensions a gap should be retained between the building and the site boundary which should be a minimum of 1m in width. The proposal would fall considerably short of this and although the Council's document is only guidance, there are good reasons why it should be adhered to in this particular case. The close proximity of the extension to the boundary would harmfully result in the house appearing cramped within its plot and it would erode to an unacceptable degree the present sense of spaciousness at the northern end of Highgate Road.
11. As emphasised by the appellant, there are various styles of extension in the immediate vicinity. Notably, No 39 Campbell Road has two brick built elements that stand forward of both the main two storey front elevation and the building line adopted by Nos 35, 37 and 39. There is also a timber pergola style front projection at No 37. However, these appear as anomalies and it is not known whether they were considered against the extant planning policy framework, as must apply in this case. The appeal scheme has been considered on its own merits and in light of the specific situation of the appeal property within the street scene.
12. The benefit of the proposed development is acknowledged, namely the provision of additional internal accommodation, including a ground floor bedroom. Nevertheless, this consideration does not outweigh the harm identified above.
13. It is therefore concluded that the proposed development would have an unacceptably harmful effect on the character and appearance of the host property and the wider area. It would conflict with Policies CP1 and CP3 of the Council's Core Strategy 2010. Amongst other things, these policies seek to ensure that development proposals are appropriate to the character of the area

and represent high quality design. It would also conflict with the National Planning Policy Framework which embraces similar principles.

Conclusion

14. For the reasons set out in the preceding paragraphs and having regard to all other matters raised, the appeal is dismissed.

C J Ford

APPOINTED PERSON