

Appeal Decision

Site visit made on 9 November 2017

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

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

Decision date: 28 November 2017

Appeal Ref: APP/X0360/D/17/3181405

20 Tippings Lane, Woodley RG5 4RX

- 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 Richard Duhig against the decision of Wokingham Borough Council.
 - The application Ref 170803, dated 14 March 2017, was refused by notice dated 9 May 2017.
 - The development proposed is front single storey extension replacing existing single storey front extension.
-

Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the proposed extension on the character and appearance of the area.

Reasons

3. The appeal site is in a prominent position on the corner of Tippings Lane and Lunds Farm Road and whilst it is set back from the road a footpath runs close to the front boundary. The front garden has no boundary walls or fencing making its frontage particularly prominent.
4. The house has an existing single storey front projection which is modest in size. The proposed front extension however would be significantly larger and when viewed from Lunds Farm Road in particular, would amount to a disproportional front projection.
5. Core Strategy Policy CP3¹ sets out general criteria for development and indicates support for proposals that, amongst other things, are of an appropriate mass, layout, built form, height and character to the area. The Borough Design Guide² indicates that alterations and extension should be well designed; respond positively to the original building; make a positive

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

² Wokingham Borough Council Borough Design Guide Supplementary Planning Document, June 2012 (SPD).

contribution to the local character; and relate well to neighbouring properties. Furthermore, the SPD explains that the overriding consideration for front extensions is the impact on the street scene and local character.

6. Due to the corner location of the site and the prominent position of the house, an extension projecting as far out as that proposed would appear out of character with the proportions of the existing house. The appellant has referred to other houses in the area that have been extended and which I have viewed. However, whilst extensions to dwellings in the area are not unusual; and the proposal would be single storey, these matters do not overcome my concerns to what would be a large extension on the front of the house.
7. I have considered all other matters raised but none alter my conclusion. I conclude that the proposed extension would have a harmful effect on the character and appearance of the area. It would conflict with Policy CP3 and the guidelines in the SPD and therefore the appeal fails.

J D Clark

INSPECTOR