



Appeal Decision

Site visit made on 24 June 2019 by Thomas Courtney BA(Hons) MA

Decision by Andrew Owen MA BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16th July 2019

Appeal Ref: APP/J0350/D/19/3226392

55 Wyeth Close, Slough SL6 0XW

- 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 & Mrs Reynolds against the decision of Slough Borough Council.
 - The application Ref P/17578/000, dated 2 November 2018, was refused by notice dated 14 March 2019.
 - The development proposed is a ground and first floor side extension with roof terrace.
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Decision

1. The appeal is allowed and planning permission is granted for a ground and first floor side extension with roof terrace at 55 Wyeth Close, Slough, SL6 0XW in accordance with the terms of application Ref P/17578/000, dated 2 November 2019 and subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos 00016-GA-0001 Rev P02, 00016-GA-0002 Rev P02, 00016-GA-0006 Rev P03, 00016-GA-0005 Rev P02.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Application for Costs

2. An application for costs was made by Mr & Mrs Reynolds against Slough Borough Council. This application is the subject of a separate Decision.

Appeal Procedure

3. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issues

4. The main issues are
 - The effect of the development on the character and appearance of the area; and
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- Whether the proposal would provide acceptable living conditions for the occupiers of the appeal property, and for the potential occupiers of potential properties on adjacent land, with particular regard to privacy.

Reasons for the Recommendation

Character and appearance

5. The appeal property comprises a three-storey end-of-terrace dwelling situated within an established residential area characterised by three-storey dwellings. To the west and south of the site is large vacant office site.
6. Currently, there is a small single storey side extension on the southern elevation which is set back from the front of the property. The proposal would result in the removal of this structure and the erection of a ground and first floor extension with roof terrace at first floor level. Although the Council has expressed concern regarding the width of the proposed extension, it would nonetheless remain lower in height than the original dwelling and would be set back from the front of the property. In terms of scale and design therefore, I find that the proposed development would appear visually subservient to the existing three-storey house and would not be read as a separate dwelling in its own right.
7. Furthermore, No. 55 is positioned at the end of the terrace on Wyeth Close and does not have a direct frontage onto the road. Rather, it overlooks a parking area and the landscaped path to the front door. Although the proposed front-facing roof terrace would be uncharacteristic of the area, it would be set back within the plot on the southern side elevation and would only be partially visible from the public highway. It would therefore not significantly harm the street scene or unbalance the appearance of the existing terrace. I also find that the proposal will be clearly separated from the public highway and would thus not blur the relationship between the public and private realm as contended by the Council.
8. I therefore find the proposed extension would be compatible with the host property and will not appear out of keeping with the character and appearance of the area. The proposed development is in accordance with policy CP8 of the Core Strategy, policies EN1, EN2 and H15 of the Local Plan for Slough (the 'Local Plan') and the Residential Extensions Guidelines Supplementary Planning Document, which together seek to ensure new extensions are well designed and contribute positively to the character and appearance of the surrounding area in which they lie.

Living conditions

9. The proposed roof terrace is oriented towards the south west and would overlook a landscaped area adjacent to the parking bays and access path to No. 55. It would be partially concealed and well distanced from the highway. There is also no public pathway passing No. 55 whereby pedestrians would be afforded a direct view of the roof terrace. I therefore consider that the proposed roof terrace would allow privacy for the occupiers of 55 Wyeth Close such that acceptable living conditions would be provided.
10. Furthermore, the Council has highlighted that the proposed extension would prejudice future development on adjoining land to the south and west as they are concerned that the windows and roof terrace would overlook the adjoining

land and so sterilise the provision of new housing. I find that it would be entirely feasible for future development on the adjacent land to be suitably designed to avoid a negative impact on the living conditions of future occupiers with regard to their privacy, for example through the use of landscaping. The development will therefore not conflict with policy H9 of the Local Plan which seeks to ensure development does not sterilise adjoining land which is capable of development.

11. The development therefore accords with policy CP8 of the Core Strategy, and policies EN1 and H15 of the Local Plan, as well as the National Planning Policy Framework (NPPF) which all aim to ensure a high standard of amenity for all residents.

Conditions

12. The Council has suggested a number of conditions that it would wish to see imposed in the event that the appeal was successful. I have considered the suggested conditions against the advice on conditions set out in the NPPF and the Planning Practice Guidance.
13. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I have also included a condition requiring the external materials match the existing building, to protect the character and appearance of the area.
14. Although the Council suggests a condition controlling the glazing of the new extension in the interest of protecting the privacy of future residents, I have found there will be no adverse impact in this regard and therefore a condition is unnecessary.
15. Furthermore, as the use of the extension as a separate residential unit would require planning permission, a condition preventing the subdivision of the dwelling is not required.

Recommendation

16. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

Thomas Courtney

APPEAL PLANNING OFFICER

Inspector's Decision

17. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Andrew Owen

INSPECTOR