



Appeal Decision

Site visit made on Wednesday 7 February 2019

by Martin S. Lee, MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th July 2019

Appeal Ref: APP/WD0430/D/18/3219396

1 The Waverleys, Thatcham, Berkshire, RG18 3EZ

- 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 Early against the decision of West Berkshire District Council.
 - The application Ref 18/02091/HOUSE, dated 23 July 2018, was refused by notice dated 10 October 2018.
 - The development proposed is described as two storey side and rear extensions, front porch and increase the main ridge height.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. Policy ADDP1 'Spatial Strategy' of the West Berkshire Local Plan Core Strategy 2006-2026 (2012) (CS) Housing Site Allocations DPD contains reference in the fourth paragraph that the scale and density of development will be related to a site's current or proposed accessibility, character and surroundings I can find within the policy text providing any qualifications relevant to alterations and extensions of dwellinghouses and/or buildings. Accordingly, I have given this policy only limited weight in the consideration of this appeal.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. The existing character of The Waverleys cul-de-sac comprises a selection of two and single storey dwellings of a consistent design, constructed of brick with panels of hanging tile or boarding, beneath concrete profile tiles. The Waverleys was evidently constructed as a single development in the light of the consistent design theme, use of materials, plot proportions and spacing. From my site visit, I saw that the only hipped roof feature on The Waverleys is on a single storey extension to one of the two storey dwellings. The appeal building does not stand

out in any specific respect from its neighbours. A number of properties within The Waverleys have been extended.

5. The overall height of the proposal and its roof volume would be substantially greater than the existing or any other two storey building within The Waverleys. The half hip form of the main roof and multiple flat roof dormers introduce yet more features with no resonance in the road. The proposed extension of the width of the host building's front and gable end elevations would also be greater than the remainder of the dwellings in the cul-de-sac.
6. The appeal proposal, whilst occupying a corner plot with frontage on to Park Lane, does not have a main elevation fronting on to Park Lane. The proposal makes no attempt to modify the orientation of the host building to present its main elevation to Park Lane, where it might have been read with other buildings in that road. Accordingly, by presenting a substantially enlarged and modified elevation to The Waverleys the appeal proposal would create strongly jarring note in the current rhythm of the immediate streetscene and the cul-de-sac as a whole. This represents a substantial and negative departure which would detract from the established character of the existing built form.
7. Accordingly, the proposal would be detrimental to the character and appearance of the area and would be contrary to Policies CS14 and CS19 of the CS, the Council's adopted Housing Extensions Supplementary Planning Guidance (2004) and the adopted West Berkshire Quality Design Supplementary Planning Document (2006) which amongst other matters seek to secure high quality design of an appropriate scale which respects its context and protects local distinctive character

Conclusion

8. For the reasons given above, I conclude that the appeal should be dismissed.

Martin S. Lee

INSPECTOR