



Appeal Decision

Site visit made on 13 January 2020

by Adrian Hunter BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd March 2020

Appeal Ref: APP/J0350/D/19/3238801

9 Mortimer Road, Slough, SL3 7SE

- 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 Saghir Malik against the decision of Slough Borough Council.
 - The application Ref P/16100/002, dated 20 June 2019, was refused by notice dated 21 August 2019.
 - The development proposed is a single storey side and rear extension.
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Decision

1. The appeal is dismissed.

Preliminary matters

2. I note that the application is retrospective and that an extension to the property has already been built and occupied. For the avoidance of doubt, I have determined this appeal on the plans, as submitted with this appeal.

Main Issues

3. The main issues are the effect of the proposed development on:
 - the character and appearance of the area; and
 - the living conditions of the residents of No. 65 Stile Road, with particular regard to overbearing.

Reasons

Character and appearance

4. The surrounding area is predominately residential and includes a mix of dwelling types, including terraced and semi-detached properties. The appeal site is an end of terrace property, which occupies a corner location within the estate, as a result, it is relatively visually prominent. The character of the surrounding area is defined by the uniformity of the layout and design of the dwellings. An important element of the street scene is that buildings are set well back from the road, with most houses have fairly long, but narrow gardens. Whilst a number of properties have been altered over the years, the original pattern of development remains apparent. Gaps between the rows of terrace properties are important within the street scene, which serve to break up the built form. Due to the orientation of the host building, the appeal site is located within one of these gaps.

5. The proposed development would introduce a single storey extension in the rear garden area of the appeal site. Whilst the proposed extension does not extend beyond the line of the host dwelling and those along Mortimer Road, it introduces development into the visual gap between the properties. The fenestration and position of the door of the existing dwelling, gives the appeal property a balanced appearance. The appearance and design of the appeal proposal, in particular the relationship between the roof of the extension and the host building, disrupts this balance. Considering the reduction in the visual gap and the relationship of the proposed extension with the existing dwelling, the proposal would be incongruous in the street scene and harmful to the character of the area.
6. I therefore conclude that the proposed development would harm the character and appearance of the area and, in this respect, is contrary to Policies EN1, EN2, and H15 of the Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 and Residential Extension Guidelines Supplementary Planning Document January 2010 and the National Planning Policy Framework. These policies seek, amongst other things, to ensure that new development relates to the character and appearance of the area.

Living conditions

7. The adjoining property, No. 65 Stile Road, is a mid-terrace property with a northly facing single aspect garden. Due to the design and orientation of the estate, No 9 Mortimer Road backs on to the properties along Stile Road and, as a result, extends beyond the rear elevation of No. 65. The proposed development would significantly extend the built form along the boundary between these two properties and would fill in the gap between the original footprint and the boundary with No. 65.
8. The proposal would introduce a flank wall along the common boundary, which would, according to the submitted plans, be set partly on the site boundary, before being slightly set back. It would however extend for a considerable distance along the western boundary. Given the narrow garden of No. 65, the extended flank wall would have proportionately more impact. Due to the design and position of the proposed extension, the proposal would represent a visually intrusive and overbearing form of development, that would create a significant feeling of enclosure to the neighbouring property. This would be detrimental to the living conditions of occupiers of No 65.
9. I therefore conclude that the proposed development would have a harmful effect on the living conditions, with particular regard to outlook, of the residents of No. 65 Stile Road, in this respect, is contrary to Policies EN1, EN2, and H15 of the Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 and Residential Extension Guidelines Supplementary Planning Document January 2010 and the National Planning Policy Framework. These policies seek, amongst other things, to ensure that new development does not harm the living conditions of surrounding residents.

Conclusion

10. In the light of the above, I conclude that the appeal should be dismissed.

Adrian Hunter

INSPECTOR