
Appeal Decision

Site visit made on 8 July 2020

by R J Jackson BA MPhil DMS MRTPI MCMI

an Inspector appointed by the Secretary of State

Decision date: 20 July 2020

Appeal Ref: APP/X0360/W/20/3245834

Land adjoining 61A St Pauls Gate, Wokingham RG41 2YR

- 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 Mrs Sarah Manchester against the decision of Wokingham Borough Council.
 - The application Ref 192867, dated 29 October 2019, was refused by notice dated 23 December 2019.
 - The development proposed is proposed 3 bedroom, 2 storey end of terrace dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for 3 bedroom, 2 storey end of terrace dwelling at Land adjoining 61A St Pauls Gate, Wokingham RG41 2YR in accordance with the terms of the application, Ref 192867, dated 29 October 2019, subject to the conditions in the Schedule to this decision.

Background and Main Issue

2. Permission in principle for one 2 storey 3 bedroom dwellinghouse was granted on appeal in April 2019¹. Since then the Council has granted full planning permission for a 2 bedroom dwelling² which would be 5.4m wide. The proposal is for a dwelling which would be 6.64m wide, although of the same height and depth.
3. The main issue is the effect on the character and appearance of the area.

Reasons

4. The appeal site lies at the end of an existing terrace consisting of five properties. Each property is the same width and constructed of brick and tile with boarding cladding panels. They all have a small porch on the front elevation, but there is a slight variation in the designs.
5. The immediate vicinity of the appeal site is made up of short terraces and pairs of semi-detached dwellings. In general terms the semi-detached properties are slightly wider than the terraced properties, but some of the terraced properties are wider than others, particularly where originally constructed with integral garages. The properties are of similar designs and heights and there is a limited palate of materials.

¹ Inspectorate reference: APP/X0360/W/18/3216234

² Council reference: 191267

6. Because of the variation in dwelling widths the area is not homogenous. While the proposal would be materially wider than the remainder of the terrace it would not be so wide that it would be incongruous, be out of keeping with the wider area or adversely affect the overall rhythm of the street scene. It would therefore be of an appropriate built form respecting the area, and, subject to the use of matching materials which could be secured by condition, would contribute to the sense of place and make a positive contribution to the character of the area.
7. As such the proposal would be in keeping with the character and appearance of the area, would comply with the development plan as a whole and specifically would comply with Policy CP3 of the Wokingham Borough Core Strategy Development Plan Document which requires development to be of an appropriate scale and built form and contribute to a sense of place in the buildings and spaces. It would also comply with Policy TB06 of the Wokingham Borough Managing Development Delivery Local Plan which requires proposals to make a positive contribution to the character of the area in terms of the relationship to the existing built form and integrates with the surrounding area. It would also comply with paragraph 127 of the National Planning Policy Framework (the Framework) which requires that developments should be sympathetic to local character including the surrounding built environment.

Conditions

8. I have considered the conditions put forward by the Council against the requirements of the national Planning Practice Guidance and the Framework. The numbers given in brackets (X) refer to the condition being imposed, with the order being prescribed by the time when the condition needs to be complied with.
9. In addition to the standard timescale condition (1), I have imposed a condition specifying the relevant drawings as this provides certainty (2).
10. The Council requested that a number of the conditions be pre-commencement conditions. As the PPG makes clear³ such conditions should only be used where there is clear justification, so that without the condition it would be necessary to refuse the whole permission. Most of the matters covered by the proposed pre-conditions can be dealt with later in the development process. The exception to this relates to drainage as an approved scheme is necessary prior to development commencing on site to ensure that it can be delivered satisfactorily (3). This has been agreed by the appellant.
11. I have imposed a condition requiring the materials to match those on the adjoining terrace in the interests of the character and appearance of the area. I can see no reason to require these to be specifically approved (4).
12. In the interests of the visual amenities of the area I have imposed a condition requiring a landscaping scheme to be approved and implemented. Such a scheme should include fencing so there is no need for a separate condition (5). In order to encourage non-car modes of transport I have imposed a condition relating to cycle storage (6). Both of these conditions need to be approved and implemented prior to the occupation of the dwelling.

³ Reference ID: 21a-007-20180615

13. Where necessary and in the interests of clarity and precision I have altered the conditions to better reflect the relevant guidance.

Conclusion

14. For the reasons given above I conclude that the appeal should be allowed.

RJ Jackson

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not 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:

Site Location and Block Plans	URB SP[08]00 01 Rev D03
Plans as Proposed	URB SP[08]00 02 Rev D01
Elevations and Sections as Proposed – Sheet 1 of 2	URB SP[08]70 01 Rev D02
Elevations and Sections as Proposed – Sheet 2 of 2	URB SP[08]70 02 Rev D02
- 3) No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the local planning authority. The details shall include:
 - i) calculations indicating the Greenfield run-off rate from the site;
 - ii) BRE 365 test results demonstrating whether infiltration is achievable or not;
 - iii) use of Sustainable Drainage Systems (SuDS) following the SuDS hierarchy;
 - iv) full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for at least a 1 in 100 year flood event plus a 40% allowance for Climate Change and run-off controlled at Greenfield rates;
 - v) if connection to an existing surface water sewer is proposed, it should be demonstrated why other methods of the SuDS hierarchy cannot be implemented and written confirmation provided from the utilities supplier that this system has got capacity and the connection is acceptable;
 - vi) groundwater data confirming seasonal high groundwater levels in the area;
 - vii) a drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level; and
 - viii) details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The development shall not be occupied until the approved details have been fully completed and brought into use and shall thereafter be maintained in accordance with the approved maintenance regime.
- 4) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the adjoining building, 61A St Pauls Gate.
- 5) The development hereby permitted shall not be occupied until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping of the site. All hard landscaping comprised in the approved details of landscaping shall be completed prior to the first occupation of the dwelling. All planting, seeding or turfing comprised in the

approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 6) The development hereby permitted shall not be occupied until details of secure and covered bicycle storage/parking facilities for the occupants of the development have been submitted to and approved in writing by the local planning authority. The cycle storage/parking shall be implemented in accordance with the approved details before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

END OF SCHEDULE