



Appeal Decision

Site visit made on 18 August 2020

by J P Longmuir BA (Hons) DipUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th November 2020

Appeal Ref: APP/J0350/W/20/3250126

11 St. Marys Road, Slough SL3 7EN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Philip Lomas against Slough Borough Council.
 - The application Ref P/17925/000, is dated 31 October 2019.
 - The development proposed is a front extension and pitch roof over existing/original front protrusion.
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Decision

1. The appeal is allowed and planning permission is granted for a front extension and pitch roof over existing/original front protrusion at 11 St. Marys Road, Slough SL3 7EN in accordance with the terms of the application, Ref P/17925/000, dated 31 October 2019, subject to the following conditions:
 - 1) The development hereby permitted shall be commenced within 3 years from the date of this decision.
 - 2) The development shall be carried out in accordance with the following plans and drawings: DWG-01 Existing/Location plan/Block plan and DWG-02 Proposed Floor plans/Elevations.

Main Issue

2. Whilst the application was not determined, the Council did submit an appeal statement and it is evident that the main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The site is set back from the St Marys through road and is one of a row of houses which appear to date back to the 1970s. On the other side of the road is a terrace of almshouses and the St Mary's church which is notable for a brick tower. The site includes a semi-detached house; there are some similarities between the pair but also some differences.
4. The appeal dwelling has an existing forward projecting garage/porch which is an overly dominant feature particularly due to the white panel door. This garage door would be replaced by a wall and windows which would be more in keeping with the existing dwelling. The garage/porch has a flat roof which would be also replaced by a lean-to sloping roof along the width of the

- dwelling. These alterations would give the dwelling more coherency because the projection would appear more part of the dwelling. The pitch roof would also unify the house whereas the flat roof jars with the original. Furthermore, the arrangement of the fenestration would give a symmetrical appearance to the dwelling.
5. Whilst the extension would be along the width of the appeal building, it is only single storey and would have hipped ends to the roofline which would soften its appearance. The proposal does not extend beyond the existing building line and is annotated as being only 1.517m wide. The proposal would be a modest scale which would appear subservient to the main dwelling.
 6. The proposed dwelling would not look the same as its attached semi-detached partner, however that would not be dissimilar to the current situation as the partner has a bay window and walling rather than the appeal's site garage door. The proposed changes are small scale and would not stand out. Similarly, there would not be any impact to the adjacent buildings, particularly as there is no uniformity to their style.
 7. Paragraph 3.3 of the Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document states that canopies which span the property will not normally be permitted. However, in this particular case there is an existing flat roof projection which is more assertive. Indeed paragraph 3.4 continues that such extensions must be in proportion and must not appear overly dominant. As I have found above the proposal would be modest width, subservient, in keeping with the appeal building and the area.
 8. The almshouses opposite are grade II* listed. However, being set within their own grounds and gabled end on to the road, they have a very limited relationship with the appeal site. Furthermore, the appeal building is set back from the road which gives it a different context. The grade I listed church has its own clearly demarked grounds and is segregated by the road, so that it is experienced distinctly from the appeal building.
 9. The St Mary's Church Conservation Area excludes the appeal site, and this appears purposely so by the indented boundary line. The Conservation Area is centred around the church, almshouses and other notable public buildings and does not relate to the appeal building. In any event I have found that the changes would not be harmful to the character and appearance of the area, and the effect on the setting of the Conservation Area and listed buildings would be neutral. I note that the Council's Conservation Officer came to a similar conclusion.
 10. I therefore conclude that the proposal would not harm character and appearance of the area, including the setting of the heritage assets. Policy 8 of the Slough Local Development Framework Core Strategy promotes design, which is respectful to the area, The Local Plan for Slough Policies EN1 and EN2 provide criteria for general design and extensions, whilst Policy H15 encourages sympathetic design of extensions. National Planning Policy Framework (the Framework) paragraphs 127 -130 promote quality design in conjunction with The National Design Guide. Paragraph 194 of the Framework seeks to protect the setting of heritage assets, particular weight is placed on those of greatest significance. Paragraph 193 places great weight on the significance of a

designated heritage asset. The proposal would accord with these policies and guidance.

Conditions

11. Paragraph 55 of the Framework and the Planning Practice Guidance provide the tests for the imposition of conditions. The approved plans are helpful for certainty. The Council's Conservation Officer recommends a condition requiring matching materials, but these are specified as such on the application form.

Conclusion

12. I therefore conclude that the appeal should be allowed.

John Longmuir

INSPECTOR