
Appeal Decision

Site Visit made on 22 November 2021

by Martin Chandler BSc, MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 December 2021

Appeal Ref: APP/W0340/D/21/3277036

Hadleigh Wood, Bethesda Street, Upper Basildon, Reading RG8 8NU

- 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 and Mrs R Dobson against the decision of West Berkshire District Council.
 - The application Ref 21/00438/HOUSE, dated 18 February 2021, was refused by notice dated 22 April 2021.
 - The development is Proposed erection of 3-bay garage including rear dormer and rooflight to accommodate ancillary accommodation within the roof space accessed by external timber stair.
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Decision

1. The appeal is allowed, and planning permission is granted for the proposed erection of 3-bay garage including rear dormer and rooflight to accommodate ancillary accommodation within the roof space accessed by external timber stair, at Hadleigh Wood, Bethesda Street, Upper Basildon, Reading RG8 8NU, in accordance with the terms of application Ref: 21/00438/HOUSE, and subject to the conditions in the attached schedule.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. The appeal site is occupied by a large, detached dwelling that is substantially set back from the road. The generous space to the front of the property hosts mature trees and landscaping, and as a consequence, the appeal site benefits from a spacious and verdant quality. The surrounding environment consists of houses set in space but there is no strong building line and dwellings differ in their architectural appearance. Due to the varied building line, it is not uncommon to see buildings close to the narrow highway, however, the spacious and verdant nature of the surrounding area is the prevailing characteristic.
4. The proposal would introduce a large outbuilding towards the front of the site. It would have a pitched roof and externally, it would be faced in plain clay tiles and feather edged weather boarding. The roof slope facing the principal house would also contain a modest, lead-faced dormer window. Due to its form and scale, the structure would take a vernacular appearance and although this would contrast somewhat with the appearance of the existing dwelling, it would be entirely consistent with much of the surrounding architecture. Moreover, the

proposed location of the building would be experienced as part of the varied building line established by the existing buildings. Of significance, the proposal would also benefit from space about it and as a consequence, in my judgement it would be suitably sympathetic and complementary to the spacious and verdant surroundings.

5. Accordingly, due to the space about the proposed outbuilding, the retention of established landscaping, and the varied layout of existing buildings, the proposal would not result in an overly dominant structure within the street scene. On this basis, it would also not cause any harm to the North Wessex Downs Area of Outstanding Natural Beauty.
6. Consequently, for the reasons identified above, I conclude that the proposal would not harm the character and appearance of the surrounding area. It would therefore comply with Policies ADPP1, ADPP5, CS14 and CS18 of the West Berkshire Core Strategy, Development Plan Document (2012) as well as guidance contained within the House Extensions Supplementary Planning Guidance (2004) and the Quality Design (Part 2) Supplementary Planning Document (2006). Taken together, these seek amongst other things, high quality, sustainable design that respects and enhances the character and appearance of the area.

Conditions and Conclusion

7. In light of my findings set out above, conditions are necessary in the interests of precision and clarity to establish the time limit for commencing development and to list the approved drawing numbers. In addition, condition 3 is necessary to ensure that the proposal fully respects the character and appearance of the surrounding area.
8. Condition 4 is necessary to ensure suitable protection for trees. I note that the Council recommended an additional condition regarding arboricultural supervision, however, due to the location of the proposed building and its relationship with the identified root protection areas, in my judgement, this additional condition is not necessary. Finally, condition 5 is necessary to ensure that the use of the building remains ancillary to the principal dwelling.
9. Subject to these conditions, the appeal should be allowed.

Martin Chandler

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be implemented strictly in accordance with following drawing numbers: 19135-L1-A; 19135-P10; 19135-P11; 19135-P12; and 19135-P13
- 3) The materials to be used in the development hereby permitted shall be as specified on the plans and the application form. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.
- 4) Protective fencing and ground protection measures shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on Venners Arboriculture Tree Protection Plan at Appendix 4 of the Arboricultural Impact Assessment dated February 2021. Within the Construction Exclusion Zone area(s), there shall be no excavations, storage or mixing of materials or machinery, parking of vehicles or fires.
- 5) The garage and first floor accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as Hadleigh Wood.