The Planning Inspectorate

Appeal Decision

Site visit made on 1 August 2023

by Michael J Muston BA(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th August 2023

Appeal Ref: APP/T0355/D/23/3323651
54-56 Kings Road, Windsor SL4 2AH

- 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 Golan against the decision of the Council of the Royal Borough of Windsor & Maidenhead.
- The application Ref 23/00162, dated 19 January 2023, was refused by notice dated 17 March 2023.
- The development proposed is the part demolition of existing extension and construction of new part two storey and part single storey rear extension, with renovation of existing building.

Decision

1. The appeal is allowed and planning permission is granted for the part demolition of existing extension and construction of new part two storey and part single storey rear extension, with renovation of existing building, at 54-56 Kings Road, Windsor SL4 2AH, in accordance with the terms of the application, Ref 23/00162, dated 19 January 2023, subject to the following conditions:

    1) The development hereby permitted shall begin not later than three years from the date of this decision.

    2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

    3) The development hereby permitted shall be carried out in accordance with the following approved plans: 1696/P00A, P2-06A, P2-07A, P2-08A, P2-09A, P2-11 and P2-12A.

Main Issue

2. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Inner Windsor Conservation Area.

Reasons

3. The appeal site is within the Inner Windsor Conservation Area. The Conservation Area (CA) lies south of the historic core of Windsor and predominantly consists of housing constructed in the 19th century. As the Council's adopted Conservation Area Appraisal (CAA), adopted in 2015, says, "*it includes a variety of building sizes, from modest cottages to grand detached villas*". Its significance stems in large part from its history and from the quality of the buildings and spaces within the CA.

4. The appeal site lies within an area described in the CAA as "*Major Streets*". The part of Kings Road where the appeal site is located comprises housing on the western side of the road, facing the open space within Windsor Great Park, around the Long Walk. The appeal property is a detached villa constructed in 1912 in the Arts and Crafts style. It contrasts markedly in both massing and design with the Georgian houses on either side.

5. When seen from Kings Road and the park opposite, No 54-56, and its contrast with the Georgian properties around it, contributes significantly to the character and appearance of the CA. Its front elevation, and the view down the eastern section of Gloucester Place, including the long sloping roof that stretches from the ridge to just above the boundary wall, are particularly distinctive.

6. When viewed from Gloucester Place, the appeal property appears less harmonious. The single storey rear extension from the 1990s, which has a slightly slacker pitch than the main house, hides part of the house's main rear elevation and results in a more eclectic mix of styles on the property's northern side elevation.

7. The proposal would involve a significant increase in the amount of roof sloping down towards Gloucester Place. The Council is concerned that the ridge of the extension running perpendicular to the first floor extension roof would appear incongruous and unsympathetic to the host dwelling. However, I consider that the appeal scheme would successfully incorporate the existing single storey extension, which already has a roof ridge running at right angles to the host property, into the rest of the house. When seen from Gloucester Place, the resulting dwelling would appear as a more satisfactory overall whole than it does at present.

8. The most important view of the appeal property, from Kings Road and Windsor Great Park, would be largely unchanged, and the oblique views of the house from here down Gloucester Place would not be adversely affected. Overall, the appeal proposal would constitute an acceptable form of development that would conserve the contribution of the property to the CA. To the extent that change would occur, mostly noticeably when viewed from Gloucester Place, the proposal would amount to a marginal improvement.

9. I therefore conclude that the proposal enhances the character and appearance of the Inner Windsor Conservation Area, and would cause no harm to the significance of the CA as a designated heritage asset, or to that of the house itself as a non-designated heritage asset. The proposal would comply with Policies HE1 and QP3 of the Borough Local Plan 2013-2033, and Policy HER.01 and HER.02 of the Windsor Neighbourhood Plan 2019-2034. These policies seek, amongst other things, development that conserves and enhances the historic environment, that respects and enhances the historic character of the area, and that takes account of its effect on a non-designated heritage asset.

Conditions

10. As well as standard conditions relating to when the development should commence and compliance with the approved plans, a condition requiring the external materials used to match the existing building is necessary, to protect the character and appearance of the CA.

Conclusion

11. For the reasons set out above, I conclude that the appeal should be allowed, subject to the conditions set out above.

Michael J Muston

INSPECTOR