



Appeal Decision

Site visit made on 19 May 2024

by G Ellis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 June 2024

Appeal Ref: APP/T0355/D/24/3338190

57 Kentons Lane, Windsor SL4 4JH

- 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 Vladimir Sefa against the decision of the Royal Borough of Windsor and Maidenhead.
 - The application Ref 23/02518, dated 11 October 2023, was refused by notice dated 29 January 2024.
 - The development proposed is for the erection of a rear extension.
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Decision

1. The appeal is allowed, and planning permission is granted for a rear extension at 57 Kentons Lane, Windsor SL4 4JH in accordance with the terms of the application Ref 23/02518, dated 11 October 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 development hereby permitted shall be carried out in accordance with the approved plans: - 1394.00 Location Plan, 1394.01 Block Plan and 1394.03 Proposed Plans and Elevations.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matter

2. The Council altered the description to include reference to the existing dormer window, however, there is nothing before me that indicates an agreement to the revised description. Therefore, I have used the description as set out on the planning application form.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. No.57 is a two-storey property and reflects the semi-detached houses to the eastern side of Kentons Lane. On the other side are terraced properties, however there is a consistency in design and materials.

5. Principle 10.1 of the Borough Wide Design Guide Supplementary Planning Document (SPD) indicates that extensions will be expected to be subordinate and respond positively to the form, scale and architectural style & materials of the original building.
6. The hipped roof to the appeal property has been altered to a gable end and a large dormer window and a single-storey extension have been added to the rear. Extending over the existing ground floor extension the proposed first-floor element is designed with the section adjoining the neighbour inset to half the depth of the ground floor, and the double-hipped roof is set down from the main ridge line. The extension reflects the form and materials of the original property and echoes the design of the two-storey rear extension to No.53, which is visible from the appeal property's garden.
7. In combination with the existing dormer, the proposal would add significant mass to the original property. The roof of the proposed extension would project partially over the dormer and whilst this adds to the bulk, I agree with the appellant that it would reduce its boxy appearance and aid its integration with the rest of the property. The large dormer is an imposing and dominant feature and does not reflect the Council's SPD guidance for roof alterations. However, it has been implemented under permitted development rights and as such the design is not controlled, and the impact of such provisions is recognised in the Windsor Neighbourhood Plan - Design Guidance¹.
8. Having regard to the proposed development, the rear extension would be proportionate and subservient, reflecting the advice in the SPD. The existing dormer creates a harsh cliff edge to the rear elevation with the profile seen from Kentons Lane, and on balance, I find that the rear addition would help to assimilate the discordant feature, improving the proportions and overall appearance of the property.
9. In conclusion, the proposed development would not be harmful to the character and appearance of the area and would therefore accord with policy QP3 of the Borough Local Plan, policy DES.01 of the Neighbourhood Plan and principle 10.1 of the Borough Wide Design Guide SPD. Together these promote subservient extensions which respond to the original building and that respect and enhance the local environment. It would also accord with the design requirements of the National Planning Policy Framework.

Other Matters

10. The Council has also raised concerns in relation to the accuracy of the plans. The application plan 139.03 shows the elevations and floorplans at different scales, but there is only a single scale bar. However, several dimensions are also labelled, and the floorplans and elevations match, thereby the size of the extension is clearly defined.

Conclusion and Conditions

11. For the reasons set out the appeal is allowed subject to the standard conditions relating to the commencement of development and compliance with the submitted plans. Also, in the interest of the character and appearance of the area, a condition is necessary to ensure that the development is carried out with materials to match the host property.

¹ Windsor Neighbourhood Plan Design Guide 29 June 2021 Appendix 2 Page 10

G Ellis

INSPECTOR