



Appeal Decision

Site visit made on 18 December 2024

by Megan Thomas K.C. Barrister-at-Law

an Inspector appointed by the Secretary of State

Decision date: 14 January 2025

Appeal Ref: APP/T0355/D/24/3352931

Cygnets, Friary Island, Old Ferry Drive, Wraysbury, Staines TW19 5JS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Bowler and Ms Campbell Bowler against the decision of the Council of the Royal Borough of Windsor and Maidenhead.
 - The application ref. is 24/01091/FULL.
 - The development proposed is a detached double garage with office and storage within the roof space and PV panels, to be used ancillary to the main dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for a detached double garage with office and storage within the roof space and PV panels, to be used ancillary to the main dwelling, in accordance with the terms of planning permission ref.24/01091 dated 2 May 2024, 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 following approved plans: Location Plan received 2/5/24, CFI/G/01 A & CFI/G/02 B.
 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the main dwelling known as Cygnets.
 4. The development hereby permitted shall be constructed in accordance with the flood management and mitigation measures set out in the submitted Flood Risk Assessment, produced by KRS Environmental dated April 2024.
 5. The ground floor garage accommodation hereby permitted shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling and their visitors and for no other purpose.

Procedural Matter

2. In the box heading and formal decision above I have used the description of the proposal from the Decision Notice issued by the Council because it more specifically describes what development is proposed in the planning application.

Main Issue

3. The main issue in the appeal is the effect of the proposal on the character and appearance of the streetscene.

Reasons

4. The appeal site is a contemporary two-storey detached dwelling raised above ground level on piers. It is situated on the west side of Friary Island in Wraysbury. Friary Island is an unadopted single carriageway road characterised by residential properties of varying types, designs and ages. with the majority of buildings being detached residential dwellings of varying age of construction, design and architectural style.
5. The river Thames runs immediately to the rear of the appeal site. From Friary Island, the dwelling stands back from the front of the plot by about 26m. The front part of the site is partly hardstanding and partly grassed. There is a circa 1.5m high close-boarded fence on the front boundary which the Council indicates is recently erected and unauthorised. The detached dwelling to the south of the appeal site is Little Cote. This has a garage on the common boundary with the appeal site, within the front forecourt/garden area.
6. The proposed development scheme would involve the erection of a detached double garage with an office and storage area in the roof space. There would be PV panels on the roof. The building would be erected on the southern boundary of the appeal site in the front garden area abutting the northern wall of Little Cote's garage. The building would be about 7.3m wide and about 5.8m deep. The roof would be split level with a lower section on the northern side of the building, allowing vertical north-facing fenestration in the office space. The maximum height of the roof would be about 5.1m.
7. Whilst it would be a prominent building in the streetscene there are a number of factors that would render it acceptable in terms of its impact on the character and appearance of the area. First, it would have a two level roof with the lower level to the north allowing views to focus beyond to main dwelling. Second the roof design would reflect the unusual design of the main dwelling's roofscape and so produce a visually harmonious aspect. Third, it would sit to the south side of the plot on the common boundary and mask the rear of the single storey garage at Little Cote. This proposed siting would be sympathetic to the streetscene. Fourth, it would not present a wholly blank flank façade to Friary Island because of the flood relief opening in that flank wall.
8. In relation to the wider area, outbuildings of various sizes and scales situated to the front of the front elevation of dwellings are commonplace along Friary Island. An annexe such as the one proposed, situated close to the narrow road, would not be out of keeping with the established grain of the area.
9. The proposal would not harm the setting of the River Thames given the location of the appeal proposal, in front of the dwelling away from the River Thames. The Council agrees with this assessment.
10. I therefore conclude that the proposal would not unduly harm the character and appearance of the streetscene. It would not be in conflict with policy QP3 of the Borough Local Plan 2013-2033 (adopted 2022), policies NP/HOU1 and NP/HOU2 of the Horton and Wraysbury Neighbourhood Plan (adopted 2020) or Principles

5.1, 6.8 and 7.6 of the Borough Wide Design Guide Supplementary Planning Document (adopted 2020).

Conditions

11. The Council suggested some planning conditions in the event that the appeal was successful. I have considered these in the light of advice in National Planning Practice Guidance. For the avoidance of doubt, I have imposed a condition which ties the proposal to the approved plans. In order to protect the character and appearance of the area there is a condition which requires the external materials used in the outbuilding to match those used in the main dwelling.
12. There is a condition requiring the proposed development to be carried out in accordance with the Flood Risk Assessment because the site is within an area where there is a high probability of flooding where it is necessary to ensure the development does not lead to an increase in flood risk. In order to protect visual amenity and reduce visual clutter, a condition requiring the ground floor garage area to be used for parking occupiers' vehicles and for no other purpose is imposed.

Conclusion

13. Having considered all representations made, for the reasons given above, I allow the appeal.

Megan Thomas K.C.
Inspector