



Appeal Decision

Site visit made on 3 January 2025

by Hannah Guest BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 January 2025

Appeal Ref: APP/W0340/D/24/3355093

2 Sunley Close, Newbury, West Berkshire RG14 6NN

- 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 and Mrs Marson against the decision of West Berkshire District Council.
 - The application Ref is 24/01160/HOUSE.
 - The development proposed is two storey side extension with internal alterations.
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Decision

1. The appeal is allowed and planning permission is granted for two storey side extension with internal alterations at 2 Sunley Close, Newbury, West Berkshire RG14 6NN in accordance with the terms of the application, Ref 24/01160/HOUSE, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with approved plan 461 /P103.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on approved plan 461 /P103 and set out in the application form. Where stated that materials shall match the existing, those materials shall match those used on the existing building in colour, size, and texture.
 - 4) Demolition or construction works shall take place only between 0730 and 1800 Monday to Friday and 0830 and 1300 Saturdays and not at any time on Sundays or Bank Holidays.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is located at the entrance to Sunley Close on the corner with Warren Road. Sunley Close comprises six similar 2-storey houses on generous plots. The houses are the same style with similar features and materials. They have a simple form with a traditional pitched roof and chimneys. Each house also includes a single or double garage to the side. Most of the garages are attached to the houses and project slightly forward of their principal front elevations. These consistencies are a key characteristic of the Close.

4. Nonetheless, the houses do vary in their overall appearance. The specific external materials used, and their composition, differs slightly, as does the form of their porches and the links between the houses and their garages. No. 5 and 6 Sunley Close have also been extended to the side. These differences add some visual interest to the group of houses.
5. The houses are set back from the highway behind frontages consisting of a mixture of hardstanding for parking and lawns with predominantly low-level shrubs and bushes. The low single-storey profile of the garages and built form connecting the houses to the garages means there are large first storey gaps between the houses. Together, these regular gaps and the open frontages create a sense of spaciousness.
6. In terms of the wider area, there are four houses on Andover Road of a similar style, scale, and form to the houses on Sunley Close. However, the style, scale, and form of other houses in the wider area varies, as does their external materials.
7. The West Berkshire Council House Extensions Supplementary Planning Guidance (2004) (SPG) recommends a side extension be set back from the main building at least one metre and that two-storey side extensions should not rise above the existing eaves level. However, it also recognises that in some instances, it may be appropriate to match the roof height of the extension to that of the existing property. The proposed extension would not strictly accord with this advice.
8. Nevertheless, the overarching aim of the guidance in this part of the SPG is to ensure that extensions harmonise with the original building. In this case, the form of the proposed extension would reflect the original house, so that it would appear as a compatible and coherent addition. Although the setback and step down of the proposed extension would be too modest to make it appear subservient, it would help it to appear as an extension.
9. There is no neighbouring house to the side of the appeal property where the proposed extension would be positioned. It would be set back a significant distance from Warren Road and would not project forward of the principal elevation of the existing house. Given this, views of the proposal and the resulting dwelling would be localised, and the sense of spaciousness would be retained.
10. Overall, while the proposed extension would increase the size of the appeal property making it more prominent in the street-scene, it would not be unduly dominant or obtrusive. The resulting house would maintain the 2-storey scale, the traditional simple form, and the consistent features of the houses on Sunley Close, which contribute positively to the character and appearance of the immediate area. The size and design of the proposed extension and resulting size of the appeal property would be similar to No. 5 Sunley Close, which can be seen from the entrance of the Close. The proposal would therefore not appear out of keeping.
11. In terms of the proposed materials, white timber-style cladding is a characteristic of houses on the Close and, although there would be a greater amount of timber cladding on the resulting dwelling than the other houses, it would not appear incongruous in the street scene. It would also help distinguish the proposed extension from the original house. Only a modest amount of the front elevation of the proposed extension would be finished in white render. While this is not a material used on the houses in Sunley Close, it is found in the wider area and, in

the quantities proposed, would not appear appreciably different to the white timber-style cladding.

12. Accordingly, for the reasons above, the proposal would not harm the character and appearance of the area and would accord with Policy CS 14 of the West Berkshire Core Strategy (2006 – 2026) Development Plan Document (2012). This policy seeks to ensure that all new development demonstrates a high quality and sustainable design that respects and enhances the character and appearance of the area.

Conditions

13. In addition to the statutory time limit condition, a condition specifying the plans that are approved and that the development shall be undertaken in accordance with them is required in the interests of certainty.
14. To protect the character and appearance of the area, a condition requiring the external materials match those used for on the appeal property is necessary.
15. To protect the living conditions of occupants of nearby properties in terms of noise and disturbance, a condition setting out when construction and demolition works can be undertaken is also required.

Conclusion

I have found that the proposal would not harm the character and appearance of the area and would accord with the development plan read as a whole. The appeal is therefore allowed, subject to the conditions set out above.

Hannah Guest

INSPECTOR