



Appeal Decision

Site visit made on 24 March 2025

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 April 2025

Appeal Ref: APP/E0345/D/24/3356199

122 Westwood Road, Tilehurst, Reading RG31 5PZ

- 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 Shabir Fazal against the decision of Reading Borough Council.
 - The application Ref is PL/24/0691.
 - The development proposed is for a wooden garage forward of the property.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a wooden garage forward of the property at 122 Westwood Road, Tilehurst, Reading RG31 5PZ in accordance with the terms of the application, Ref PL/24/0691, and the plans submitted with it, subject to the following conditions set out below:
 - 1) The development hereby permitted shall be carried out and maintained in accordance with the following approved plans: Site Location Plan Scale 1:1250 @ A4, WWR-GRG-002 Rev. A and WWR-GRG-003 Rev. A

Preliminary Matters

2. The proposal before me is retrospective in nature with the garage having been substantially completed at the time of my site visit and which appeared to have been broadly constructed in accordance with the submitted drawings.
3. Since the planning application the subject of this appeal was determined, a new version of the National Planning Policy Framework (the 'Framework') has been published (12 December 2024) and consequently amended on 7 February 2025. There has been no material change to National planning policy in respect of householder appeals and therefore I consider that it was not necessary to refer back to the parties. I have determined the appeal on this basis.

Main Issue

4. The main issue is the effect of the appeal proposal upon the character and appearance of the area.

Reasons

5. The appeal site includes a detached dwelling that has had a contemporary make-over with dark grey fenestration and rendered elevations that match the front

boundary wall. Behind this wall is the flat roof garage clad in horizontal black boarding.

6. Boundary treatments vary in the street and include not only evergreen shrubbery, but also brick walls and high close-boarded fencing. There is a holly and laurel tree between the subject garage and the front boundary wall of the appeal site and these go some way in drawing the eye of passersby away from the garage itself.
7. The front driveway of the appeal site is wholly paved, although no93, directly opposite is similarly hard surfaced; and by virtue of the spacing between the subject garage and the host dwelling, I find that it is not unduly dominant upon it. Due to its dark shade and partial screening by the wall and vegetation, the visual impact of the garage upon the street scene is reduced and on balance, I consider to be acceptable.
8. Consequently, I find that the proposed garage does not have a dominating affect on the host dwelling or the wider street scene of Westwood Road and complies with Policies CC7 and H9 of the Reading Borough Local Plan (2019) which require all development, house extensions and ancillary accommodation to, amongst other things, respect the character and appearance of the house, neighbouring properties; and the street as a whole, in terms of scale, location, materials and design.

Conclusion and Conditions

9. For the reasons set out above and having regard to all other matters raised, I conclude that the appeal should succeed.
10. The Council has not suggested that any conditions be imposed, however in interests of preserving the character and appearance of the area, I consider that it is necessary to require the development to be carried out and maintained in accordance with the approved plans.

C J Tivey

INSPECTOR