



Appeal Decision

Site visit made on 2 April 2025

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 08 April 2025

Appeal Ref: APP/T0355/D/25/3359841

1 Surly Hall Walk, Windsor, SL4 5LY

- 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 Bartoszek against the decision of the Council of the Royal Borough of Windsor and Maidenhead.
 - The application Ref is 24/02336.
 - The development proposed is single storey side extension and upward extension and new roof forming new first floor accommodation.
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Decision

1. The appeal is allowed and planning permission is granted for erection of single storey front/side extension, hip to gable, raising of eaves and ridge to facilitate a new first floor and alterations to fenestration at 1 Surly Hall Walk, Windsor, SL4 5LY, in accordance with the terms of the application Ref 24/02336, and the plans submitted with it, 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 the following approved plans: 010, 011, 100, 020, 200, 030, 300 and 301.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Procedural matter

2. The Council changed the description of the development with the agreement of the appellant to single storey front/side extension, hip to gable, raising of eaves and ridge to facilitate a new first floor and alterations to fenestration.

Main issue

3. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

4. 1 Surly Hall Walk is a single storey dwelling attached to the side of a pair of two storey semi-detached houses. It occupies a triangular corner plot at the junction with Dedworth Drive. Surly Hall Walk is characterised mainly by two

storey semi-detached houses with hipped or gabled roofs. There are simple, modestly proportioned single storey outbuildings built to a similar pattern between the pairs along the street. No. 1 is similar in style to the two end properties of a terrace of four fronting Dedworth Drive at right angles immediately to the southwest. The two central houses in that terrace are of two storeys, similar in style to those along Surly Hall Walk.

5. The policies relevant in this case include QP3 of the Borough Local Plan 2013-2033 [adopted 2022] (the local plan) and DES.01 of the Windsor Neighbourhood Plan which relate to the character and design of new development. Also relevant is the Council's Supplementary Planning Document the *Borough Wide Design Guide* (June 2020) (the SPD).
6. The alternation of two storey houses and intervening single storey outbuildings provides a regular rhythm of development along the street, which has a spacious appearance due to the wide grass verge along the west side and the front gardens. The main frontage of No 1 faces and relates to Surly Hall Walk, where it appears as something of an anomaly. It relates less well to the properties in Dedworth Drive which form a distinct group facing the open space of Stuart Way.
7. I consider that the proposal would result in a well-proportioned built form which would reflect the size, scale, eaves and ridge heights and detailing of the immediately adjacent pair of semi-detached houses to the north and those opposite at Nos. 6 and 8. There would be a small increase in footprint at ground floor level as a result of the extension to the porch along the side, with the first floor constructed above the existing ground floor. The existing corner plot is a good size, and I consider that the proposal would not appear dominant or overbearing and nor would it significantly diminish the openness and spacious appearance of the corner.
8. I conclude that the proposal would not harm the character and appearance of the area and that it is consistent with policies QP3 of the local plan and DES.01 of the Neighbourhood Plan.
9. For the reasons given above, the appeal is allowed.

Conditions

10. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR