

Ward: Park

Appeal No: APP/E0345/A/06/2030118

Planning Ref: 06/00336/FUL

Site: 106 Wokingham Road

Proposal: Conversion of existing property to 8 flats including two storey rear extension

Decision level: Delegated

Method: Written Representation

Decision: DISMISSED

Date Determined: 22.05.2007

The Inspector considered the main issues to be; the effect on living conditions of neighbours, the effect on the character and appearance of the area and effect on highway safety.

The Inspector considered that both neighbouring properties would suffer from a loss of light caused by the extension and a loss of privacy caused by the proposed external staircase. The bulk and height of the extension so close to the boundary with 104 Wokingham Road would appear overbearing and lead to loss of outlook. These problems made the application contrary to adopted policies.

The proposed design with a 9m long flank wall would be disproportionately large in its context and therefore harmful to the character and appearance of the area.

Given the location of the site on a busy road and the physical constraints preventing any more than the existing three parking spaces being provided the Inspector was not so convinced by the Council's reasons for refusal based on the inadequacy of proposed car parking. He "considered that prospective occupiers of the proposed flats would be likely to chose to live here with these factors (lack of on site or off site parking facilities but good bus links) in mind.

In conclusion, while the principle of additional development was supported by national, regional and local policy the benefits of providing the extra dwellings in this location were outweighed by the harm caused by the enlargement of the dwelling to accommodate them.

HPBC COMMENTS ON THE DECISION: Good decision in the support it gives to our house extensions SPG.

