

**Ward:** Park

**Appeal No.** APP/E0345/W/23/3324013

**Planning Ref:** 221399

**Site:** 2 Adelaide Road, Reading, Berkshire, RG6 1PG

**Proposal:** Application for the Demolition of buildings and construction of new dwellinghouses in their place. To construct a one bedroom detached dwelling 64sqm GIA over two storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

**Decision level:** Delegated

**Method:** Written Representation

**Decision:** Appeal DISMISSED

**Date Determined:** 26<sup>th</sup> January 2024

**Inspector:** S Rawle BA (Hons) Dip TP Solicitor

**Site description:**

The application site relates to land to the rear of 93 St Peters Road and adjacent to 4 Adelaide Road. The site is currently occupied by a single storey detached building, previously used as a workshop for repairing and making furniture/fittings. The site includes an area for parking. The surrounding area is mainly residential. The site is not Listed, nor in a Conservation Area. However, it does fall within an Article 4 Direction area which controls change of use from C3 to C4 HMO.

**Reasons for refusal:**

Prior approval is sought under Class ZA of Schedule 2, Part 20 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the demolition of the existing vacant building and the construction of a one bedroom detached dwelling.

The Council refused the application due to the effect of its prominent siting and forward projection beyond the predominant building line on Adelaide Road, as well as a lack of key features such as bay windows on the character of the area. Another reason for refusal focused on the scale and close proximity of the proposed building to the rear garden of the neighbouring dwelling at 95 St. Peter's Road which would have resulted in an overbearing and overshadowing effect. The first floor side facing bedroom windows would cause overlooking and have an impact on the privacy of the neighbouring dwellings at 93, 93A and 95 St Peter's Road. The proposed amenity space would be extremely limited in scale and would not respect the size and character of other similar private amenity spaces in the immediate vicinity. The proposed dwelling would have an overbearing and dominant effect on no. 4 Adelaide Road by virtue of its proximity and height, and the introduction of a large blank wall, very close to the entrance door.

**Main Issues:**

The Inspector identified that the main issues were:

- i) the effect of the design and the external appearance of the proposed new building in terms of its relationship with the context of Adelaide Road and the character and appearance of the area;
- ii) the effect of the proposed new building on the amenity of the future occupants of the new building with particular reference to the provision of private outdoor garden space; and
- iii) the effect of the proposed new building on the amenity of the occupiers of neighbouring premises, with particular reference to overlooking, privacy, outlook and light.

**Summary:**

In summary, the Inspector concluded that the proposed development would introduce a discordant feature into the street scene which would harmfully erode the simple, uncluttered, and spacious building form in this prominent location. The design and the external appearance of the proposed new building in the context of Adelaide Road would unacceptably harm the character and appearance of the area.

In terms of amenity, the proposed windows would create clear views towards the rear windows and the garden area of 95 St Peter’s Road and create an unacceptable degree of overlooking of No 93A and No 95. The proposal would result in the introduction of a significant building mass immediately next to the garden area of No 95 which would appear unacceptably overbearing. The main door serving 4 Adelaide Road is in the side elevation facing the appeal site. The proposal would result in a significant building mass immediately next to the common boundary and anyone entering or leaving No 4 would be faced with a blank, two storey brick wall that would appear oppressive and overbearing and would unacceptably harm the amenity of the occupants of No 4.

For these reasons the Inspector DISMISSED the appeal.

**Head of Planning, Development & Regulatory Services Comment:**

The Inspector agreed with Officers that the appearance and impact on neighbours would be unacceptable.

**Case Officer: Sian Hickey**

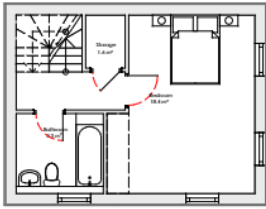
**Site Location Plan:**



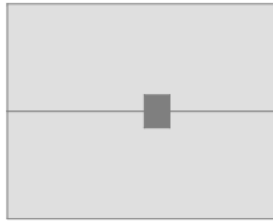
**Site Photograph:**



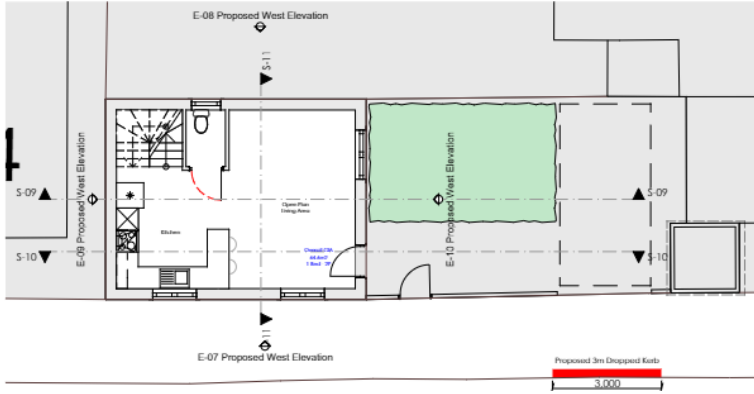
# Proposed Plans:



1:100 Proposed First Floor Plan



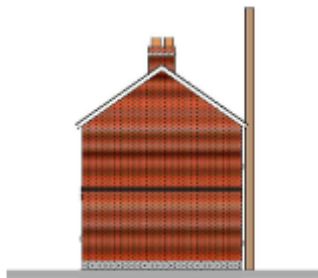
1:100 Proposed Roof Plan



1:100 Proposed Front Elevation



1:100 Proposed Rear Elevation



1:100 Proposed Side Elevation



1:100 Proposed side Elevation