

Ward: Tilehurst

Appeal Nos: APP/E0345/W/23/3334072

Planning Ref: 230301/FUL

Site: 4 Alford Close, Tilehurst, Reading RG30 4TB

Proposal: The development proposed is the erection of a new end of terrace house and alterations and extensions to the existing house.

Decision level: Delegated decision on 19/06/2023

Method: Written representations

Decision: Appeal Dismissed

Date Determined: 26/06/2024

Inspector: Lewis Condé BSc, MSc, MRTPI

1. BACKGROUND

1.1 The appealed application sought to construct a 3 bedroom dwelling on garden land associated with No 4 Alford Close and included alterations and extensions to No 4. no.4 l site lies to 4 Downshire Square, a detached bungalow located on the east side of Downshire Square and within the Downshire Square Conservation Area.

1.2 The application was refused for three reasons, summarised as:

1. Cramped and convoluted over development that would fail to make a positive contribution to the character and appearance of the area;
2. Insufficient outdoor amenity space causing harm to future occupiers and the overdevelopment causing harm through loss of sunlight and outlook to occupiers of No 5 & 6 Alford Close
3. Absence of legal agreement to secure affordable housing.

1.3 During the course of the appeal, a S106 unilateral undertaking was submitted to secure an affordable housing contribution.

2 SUMMARY OF DECISION

2.1 The Inspector considered the main issues to be:

- The effect of the proposal on the character or the area,
- the effect of the proposal upon the living conditions of the neighbouring occupiers in respect of outlook and loss of light,
- the effect of the proposal on the living conditions of future occupiers of the proposed development in respect of private outdoor amenity space

2.2 On the first issue the Inspector noted that within the “tight urban grain” of the locality the application site, formed from the front and side gardens of 4 Alford Close, provides an important space on the corner between terraced blocks. The position of the proposed development would cover almost the full width of the plot and together with other factors would appear cramped. In addition, the proposed car port would dominate the appearance of the front of the site and would be “an unsatisfactory form of development”. The Inspector concluded that the “effect of the scheme would be to unacceptably harm the character and appearance of the area”.

2.3 On the second issue the Inspector described how the proposed 2 storey dwelling would be sited close to the boundary with neighbouring properties. While not so concerned for the impact on 5 Alford Close, the Inspector considered that the combined size and closeness of the new house would lead to harm for occupiers of 6 Alford Close through loss of outlook and overbearing impact.

2.4 On the third issue the Inspector considered that future occupiers would be provided with appropriate living conditions. However, the Inspector concluded that his findings in respect of impact on 5 Alford Close and future occupiers did not outweigh concerns for the impact on

the area and on occupiers of 6 Alford Close.

2.5 The Inspector noted that negotiations to secure an affordable housing contribution were in progress for a Unilateral Undertaking, which would have addressed the council's third reason for refusal but did not comment further on the merit of this nor much on the merit of one additional home being proposed.

2.6 In overall terms the Inspector concluded that the proposal would conflict with development plan policies aimed at protecting the character or appearance of an area and policies aimed at protecting the amenities of nearby occupants. Policies CC7, CC8 & H11 of the Reading Borough Local Plan 2019. The Inspector dismissed the appeal.

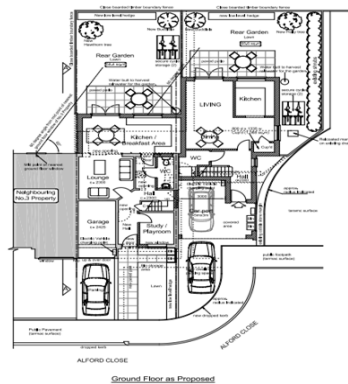
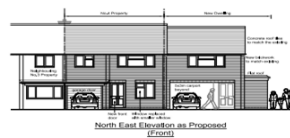
Assistant Director for Planning, Transport & Public Protection comments

This appeal decision is welcomed. It upholds the purpose of the policies referred to in the Local Plan to protect all localities and neighbours from inappropriate development in terms of impact on character and appearance and direct impact on amenities.

Case officer: Nathalie Weekes



Location Plan



Proposed Elevation and Plan