

WOOLHAMPTON 11/00492/HOUSE  PINS Ref 2158590	49 Abbey Gardens, Upper Woolhampton, Reading (Mr & Mrs Moore)	Proposed loft conversion with velux windows and the insertion of gable windows to the front and rear elevations.	Delegated Refusal	Dismissed 27.9.11
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The Inspector noted that the principal issue was the proposed development on the character and appearance of the host building and the area.

The Inspector recognised that the scheme at the Douai Abbey site presented a unified scheme with a number of design features of which roof lights are not one. The Inspector recognised the justification for the removal of permitted development rights to avoid compromise of the design ethos of the estate through random alterations and additions.

The Inspector acknowledged that the proposed roof lights would be visible for surrounding vantage points and would contribute towards a cluttered and incongruous appearance. He also appreciated that whilst there area some existing dormers these have been provided design features and do not set a precedent for rooflights.

Proposed windows to replace the easting brick motifs on existing feature gables included in the proposals were also considered by the Inspector to appear out of keeping and inappropriate, spoiling the integrity of the overall design ethos.

The Inspector found, in accordance with the Council, that the proposals were contrary to Policy OVS.2 of the WBDLP and the Council's adopted Supplementary Planning Guidance Quality Design (Part 2 Residential Development).

Finally the Inspector concluded that the benefits of the proposal for the applicants did not justify the harm to the host building and integrated design of the whole estate.

The Inspector dismissed the appeal.