

BRIMPTON 10/01302 Pins Ref 2133913	Four Ways, Brimpton Lane, Brimpton Common Mr & Mrs G Paterson-Holt	Single storey rear extension.	Del Refusal	Dismissed 23.9.10
---	--	----------------------------------	-------------	----------------------

The Inspector considered the main issue in the appeal to be whether or not the proposed extension would be in keeping with the character and appearance of the area and with the design of the existing dwelling.

The site is located in the countryside in a well screened location, set close to Bell Barrow an ancient scheduled monument. The Inspector shared the Council's view that the proposed extension would not cause unacceptable harm to the monument and that its impact on the rural character of the area would not be materially greater than the existing dwelling. The Inspector considered that the extension met with the aims of Saved Policy OVS.2 in so far as it respects the character and appearance of the area.

The Inspector considered that the proposed extension, a flat roof, box like structure, and materials, timber and zinc cladding with a sedum roof, would be out of keeping with the traditional pitched roof form of the existing house. Whilst the Inspector recognised that a good contrast is better than a poor match, in this instance the proposed extension would create an element that would jar the existing house.

The Inspector therefore considered that whilst the proposed extension was not harmful to the wider character and appearance of the area this is outweighed by its conflict with Policy OVS.2 and ENV24 of the West Berkshire District Local Plan in so far as these seek to ensure that extensions are in keeping with the design of the existing dwelling and use complementary materials.

Appeal dismissed.