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| SULHAMSTEAD 09/01027 Pins Ref 2120119 | High Heath, Hollybush Lane, Burghfield Common Mr S Smith | Conversion of workshop to 1- bed dwelling | Delegated Refusal | Dismissed 9.6.10 |
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APPEAL DECISION – WRITTEN REPRESENTATIONS

The appeal related to an application to convert an existing domestic workshop building at the end of the garden of High Heath to a 1 bedroomed, two storey dwelling. The main issues identified by the Inspector were the effect of the development on the character and appearance of the surrounding area and setting of the nearby listed building, the effect of the development on the living conditions of the occupiers of nearby dwellings and developer contributions.

The Inspector agreed with the Council's argument that the house would have a cramped incongruous appearance which would be out of character in this area. She also noted that although the privacy distance of 21m between rear facing windows was met, expectations of privacy should be higher where the character of the area is one of long gardens in this semi-rural location. She therefore agreed with the Council that the first floor windows of the proposed dwelling would detract from the current level of privacy enjoyed by the occupiers of High Heath and the adjacent dwelling Acorn Cottage. The proposal would also have an unpleasantly overbearing effect on the outlook from the rear garden of Acorn Cottage.

As the unilateral undertaking submitted did not contain the plan referred to, the Inspector could not be certain that the undertaking met the requirements for a s106 and therefore the application also conflicted with the requirements of Policy OVS.3.

The appeal was therefore dismissed.

HE