

ALDERMASTON 09/01604	The Bank, Reading Road, Padworth Common Mr J McGowan	Demolition of existing buildings and erection of a new 4 bed dwelling	Delegated Refusal	Dismissed 2.8.10
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APPEAL DECISION – WRITTEN REPRESENTATIONS

This appeal relates to an application for which the applicant sought justification for the proposal under paragraph 11 of PPS7 with regard to houses of exceptional quality and innovative design. Designs needed to be “truly outstanding and ground breaking” either through construction methods, materials or contribution to protecting the environment.

Firstly the Inspector considered the issues regarding sustainability. The house was designed to achieve Code level 5 of the Code for Sustainable Homes. Since nationally all new houses are expected to achieve CSH level 6 by 2016, the Inspector felt that the achievement of level 5 was not outstanding.

Although the design was highly distinctive, there were no references to ground breaking materials or construction methods. The proposed house would be barely visible from the public domain and there were no explanations of how the dwelling might raise standards of design in rural areas.

The house was also close to and confined by the boundaries of the site which was not appropriate to the design. The proposal would effectively introduce a tandem form of development out of keeping with the area. In short the proposal did not meet the high standards required for a PPS7 exception house.

Whilst the Inspector noted that the proposal would improve the amenity of the adjoining residents, this would not be significant enough to overcome the main conflict in that the dwelling was outside settlement boundaries and in the countryside where development is severely restricted. This was in line with the conclusions reached by Inspectors in two previous appeals on the site.

The appeal was therefore dismissed.

HE