

HUNGERFORD 17/01270/HOUSE	87 Priory Road Hungerford	Proposed two storey side and rear extension as previous application with the addition of render to be used on the external facade.	Delegated Refusal	Allowed 19.1.18
PINS Ref 3185071	Edward Marshall			

Preliminary Matter

Both main parties agree that the proposed works are identical to a proposal previously approved under reference 16/03237/HOUSE; however this appeal proposal introduces render to all four elevations, albeit on west and south elevations this would only be at first floor level.

Main Issue

The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

The appeal property is a two storey detached dwelling in an area with a range of primarily detached and semi-detached homes. The locality is of established residential character with a pleasing appearance which could be described as suburban in style. The appeal proposal is as described above.

The Council is concerned that the scheme proposes that most of the new and some parts of the existing walls would be rendered. It underlines that this site is located within the North Wessex Downs AONB in an area of Hungerford characterised by red and brown, brick built dwellings. The case is put that existing dwelling protrudes further forward than neighbouring properties and the proposed rendering would increase the prominence of the dwelling within the street scene. The Council considers that this would result in a property that is intrusive and incongruous when read against the prevailing built character of the area and hence the scheme fails to secure high quality design that responds and reflects local character.

The Inspector agreed with the Council's analysis that the area, which is effectively a large housing estate, is principally made up of dwellings in red or brown brick. He did note some instances of render in use but this is very much in the minority. The property does project forward of its immediate neighbours although this is not the case when compared to much of the rest of the street along the eastern side of Priory Road. He did not class it as particularly prominent given building line variation, height uniformity, frontage soft landscape, the proximity of a corner on the highway, a nearby junction arrangement and other elements within the scene.

The Inspector was not convinced that in every instance materials for every dwelling need to slavishly copy their neighbours or indeed the external appearance of the original un-extended dwelling. The extension works in themselves would make quite a radical change to the elevational form and scale of the dwelling and the Appellant has chosen to go down a route with a relatively modern design. Over time he could foresee that others may follow as clearly this type of dwelling in this scale of plot lends itself to extension work and it would be quite likely some degree of individuality and update would wish to be expressed. The Inspector considered that the planned render is not an aesthetic problem in this part of a sizeable settlement which, whilst falling within an AONB, was not to his eye a principal defining or presumably determining part of this designation. Indeed parts of Hungerford are specifically drawn out in development plan policy as key elements of the AONB and this is not one of them. In any event he saw no aesthetic harm in having some degree of visual punctuation by the use of varied materials in this neighbourhood. Furthermore the Inspector took the

Appellant's points about energy efficiency being assisted by the intended finish and the intent to use a render with more subtlety than brilliant white.

The West Berkshire Core Strategy 2006-2026 includes Policies ADPP5, CS 14 and CS 19. Taken together, and amongst other matters, they seek to ensure that development is of good design reflecting local distinctiveness and the sense of place of the AONB and being of an appropriate form and appearance to safeguard the character and landscape qualities of a locality. Given the nature of the scheme and this location, the Inspector concluded that the appeal proposal would not run contrary to these policies.

Conditions

Works have commenced at the site which negates the need for a standard condition on this matter. The Council suggests a specific condition relating to materials which the Inspector agreed with in the interests of visual amenity. He also agreed that window restrictions should apply in line with the Council's suggested two conditions in order to protect residential amenity. There should also be a condition that works are to be carried out in accordance with listed, approved, plans; to provide certainty. A specific condition relating to car parking seemed unnecessary to his mind given the scale of the front garden area and the layout of the local road system. Given that works are very well progressed, he also saw no need for specific limitation on hours of construction.

Overall conclusion

For the reasons given above, the Inspector concluded that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is allowed.

Decision

The appeal is allowed and planning permission is granted single and two storey side and rear extensions at 87 Priory Road, Hungerford, Berkshire, RG17 0AW in accordance with the terms of the application, Ref 17/01270/HOUSE, dated 4 May 2017, subject to the following conditions:-

- 1 - The materials to be used in the development hereby permitted shall be as specified on the plans and the application form with the exception of the brick and render which shall be as specified in the emails from the agent to the Council dated 30th August 2017.
- 2 - The development hereby permitted shall be carried out in accordance with the following approved plans: 16036/001D, 002D & 003D.
- 3 - The kitchen window at ground floor level in the North elevation, the first floor window in the North Elevation and the first floor window in the South elevation shall be fitted with obscure glass before the extensions hereby permitted are brought into use. The obscure glazing shall be permanently retained in that condition thereafter.
- 4 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows which would otherwise be permitted shall be constructed at first floor level or above in the northern or southern elevations of the extension hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

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