

NEWBURY 18/03059 Pins ref: 3226404	10 Kingsbridge Road Newbury Berkshire RG14 6EA	Single storey rear extension and loft conversion.	Dele. Refusal	Dismissed 14.06.2019
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Appeal Procedure

The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

A revised Block Plan (drawing no. 18/427/05 A) was submitted with the appeal. It shows two off-street parking spaces to the rear of No. 10 Kingsbridge Road, Newbury as well as a reference to development at No. 4 Kingsbridge Road, Newbury. The plan does not materially change the development and therefore the Inspector accepted the plan as he considered no parties would be prejudiced by his doing so.

Main Issue

The Council have commented on the revised Block Plan and consider that the parking shown could overcome the second reason for refusal as outlined in the decision notice, subject to a planning condition. Therefore, the remaining main issue is the effect of the proposed development on the living conditions of the occupants of No. 8 Kingsbridge Road, Newbury having particular regard to light.

Reasons for the Recommendation

Living conditions

The appeal property comprises a two-storey mid-terraced dwelling. Currently, the kitchen and utility room of No. 10 Kingsbridge Road are set back from the wooden fence which is sited on the boundary with No. 8 Kingsbridge Road. The proposed single storey rear extension would abut the boundary with No.8.

The single storey rear extension will sit right on the boundary and appear as a long and blank brick wall when seen from No. 8. The increase in built form as a result of the proposed extension, and its proximity to No. 8, combined with the position of the rear dormer extension facing No. 8, will have an adverse dominant and overbearing impact and will reduce the amount of light received by the ground floor side windows of No. 8 Kingsbridge Road.

The Inspector therefore found that the proposed development will have an unreasonable impact on the living conditions of the occupants of No. 8 Kingsbridge Road with regards to their light. The development therefore conflicts with the National Planning Policy Framework which aims to ensure a high standard of amenity for residents, and Policy CS14 of the West Berkshire Core Strategy 2012, a copy of which had been provided to the Inspector by the Council, which aims to ensure new development is of good design and well related to its context.

The appellant refers to development at No. 4 Kingsbridge Road. However, each application and appeal should be determined on its individual merits, and this is the approach that the Inspector had adopted. Furthermore, the harmful effect on the residents of No. 8 should not be justified by a development at a different property.

Recommendation

For the reasons given above and having had regard to all other matters raised, the Appeal Planning Officer recommended that the appeal should be dismissed.

Inspector's Decision

The Inspector considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal was dismissed.

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