

## **WESTERN AREA PLANNING COMMITTEE**

### **APPEAL DECISIONS**

#### **04/02521/FUL**

**ADDRESS: 60 Priory Road, Hungerford, Berkshire**

**PROPOSAL: Demolition of existing house and build 9 new flats**

**OFFICER RECOMMENDATION: Approval**

**APPEAL PROCEDURE: Written Representation**

**APPEAL DECISION: DISMISSED**

The Inspector considered the there two main issue, whether the development would be, by reasons of design, bulk and siting, incongruous and cramped and the effect of the development on traffic flow and highway safety. He noted that Priory Road is primarily residential in character with a mix of terraced, detached and semi detached properties. He also considered that the proposal would have the appearance of a terrace of dwellings and in elevational terms would be satisfactory in terms of the relationship with neighbouring properties.

It was highlighted that the buildings in the street are set back to various degrees but that this new building would be set back further than any other and that the front would be in line with the rear of the neighbouring property (No. 58).

Furthermore, the Inspector noted that in order to provide 9 flats within the building, it is necessary to have a large two storey wing extending into the rear garden. By virtue of the massing, bulk and siting of this element the inspector conclude that is would be wholly out of character with neighbouring properties and would therefore constitute an incongruous and cramped form of development.

In relation to the highways issues, the Inspector concluded that in his experience the traffic generation from a development of this nature would not be significant. The proposal allows for adequate visibility splays and has adequate space for maneuvering within the site.

The Inspector therefore dismissed the appeal due to the harm that would be caused to the character and appearance of the area by virtue of the design, bulk and siting of the building.