

THATCHAM 13/00756/FULD  Pins Ref 2200258	1 Barnes Court, Station Road, Thatcham Mr M Barnes	Conversion of a 2 storey maisonette to 2 single storey flats	Delegated Refusal	Allowed 30.10.13
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The Inspector considered that the main issue was the effect of the proposal on living conditions of future occupants in terms of the provision of garden space.

The Inspector noted that there are presently three dwellings, two single bedroom flats and one two-to-three bedroom maisonette on the site. At present these three dwellings are served by a garden space to the rear of approximately 45 sqm. The proposed works would lead to this garden space serving four single bedroom dwellings, which would fall below the standard of 25 sqm of communal amenity space per dwelling stipulated within the Council's Supplementary Planning Document on Quality Design. Additionally the Inspector noted that there is no public open space sufficiently close to the site so as to be readily usable by the occupants of the dwellings.

However, the Inspector concluded that the proposal would not increase the overall number of bed spaces and that the two proposed flats were considered to place less demand on the amenity space of the site than the existing maisonette would, whilst not increasing the need for amenity space on the site. He therefore concluded that the proposal would comply with the aims of Policy CS14 and the SPD requiring a high quality and sustainable design and that the appeal should succeed.