

PADWORTH 13/02155/HOUSE Pins Ref 2208319	Venture Fair, Benson, Holme, Padworth RG7 4JR Mr G Gore	Proposed garden store.	Delegated Refusal	Allowed 9.1.2014
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The main issue considered in this appeal was:

- The effect of the development on the character and appearance of the surrounding conservation area.

Discussion:

The appeal dwelling is a large detached two storey dwelling located within generous grounds. The proposed garden store would be a single storey structure set within a small copse of mature trees and shrubs located towards the south-western corner of the site.

The Inspector highlighted that in considering this appeal he was required to pay due regard to the statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of this conservation area. The Inspector considered that the focal point of this heritage asset was the historic development and activity concentrated around Aldermaston Wharf and the Kennet and Avon Canal and as such the appeal site plays a secondary role in the conservation area.

The Inspector considered that due to the significant landscaping within the site and the fencing that exists along the southern site boundary much of the development would be screened from public view. The Inspector considered that the siting of the garden store was sympathetic in so far as clear views of its location could not be obtained from the railway bridge due to the topography of the surrounding area and the landscape screening. Similarly when approaching the store along Benson Holme, the Inspector felt that the store would be largely hidden from view. For these reason the Inspector considered the prominence of the development within the surrounding area to be significantly restricted.

The Inspector considered that the proposed store would be proportionate in size for its intended use given the size of the grounds. As such he stated that he had no reason to doubt the appellants stated use for the building as a garden store. In this respect the Inspector did not consider that restricting the use of the building to ancillary purposes was necessary or reasonable as the creation of a separate residential or commercial planning unit would require a separate grant of planning permission.

The Inspector did not consider that the separation of the proposal from the host property results in any harm to wither the rural character of the surrounding area. The Inspector considered the development to be well screened from public view and is both visually and functionally well placed within the appeal site.

Conclusion:

For these reasons the Inspector concluded that the proposed development would preserve the character and appearance of the surrounding conservation area and would have an acceptable impact on the semi rural appearance of the site. It would therefore comply with the NPPF, Policy ENV24 of the West Berkshire Local Plan Saved Policies 2008 and Policies CS14, CS19 and ADPP1 of the West Berkshire Core Strategy (2006-2026) and the Supplementary Planning Guidance 'House Extensions' July 2004 and 'Replacement Dwellings and Extension to dwellings in the Countryside' July 2004.