

HOLYBROOK 12/01219 Pins Ref2184353	1 Goodwin Close, Calcot Mrs C Buttenshaw and Ms M Djogo	Demolition of house and garage. Erection of two houses and garaging	Delegated Refusal	Allowed 18.4.13
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The proposed development, the subject of the appeal, was for the demolition of house and garage; two houses and garaging.

The Inspector considered the main issues to be:

- (i) the character and appearance of the area; and
- (ii) the living conditions at adjacent properties, in terms of outlook and privacy.

- i) With regard to the first issue, the Inspector felt that the two new dwellings would be adequately spaced, were of a design and scale that would be easily assimilated in the locality without spoiling its character and concluded that the proposal would not harm the character and appearance of the area.

- ii) On the second issue, the Inspector considered that the overall relationship to No 23 Carters Rise at the rear would not be dissimilar to the current arrangement. Although there would be two dwellings rather than one. The Inspector did not see that the proposed development would have a materially greater sense of overlooking than currently exists to the rear property at No 23. Although views would be possible from the rear windows in 'House B' to the rear garden of No 23, he felt that some degree of overlooking is unavoidable in built-up residential areas. He concluded that the proposal would not harm the living conditions at adjacent dwellings in terms of outlook or privacy.

The appeal was allowed subject to conditions. A unilateral undertaken was submitted to mitigate any harm in terms of the impact on local infrastructure and services.