

PURLEY ON THAMES 12/02111 Pins Ref 2189422	1055 And 1057 Oxford Road Tilehurst	Outline permission with access, layout and scale sought for the demolition of existing dwellings 1055 and 1057 Oxford Road and erection of 29 dwellings with assoc access, parking, turning and landscaping.	Delegated Refusal	Allowed 13.5.13
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The proposed development, which was the subject of the appeal, is for the demolition of the existing dwellings of 1055 and 1057 Oxford Road and the erection of 29 No. dwellings with associated access, parking and turning. Landscaping was omitted to be considered at the reserved matters stage.

The main issues considered by the Inspector were

- i) the effect of the proposed development on the character and appearance of the area,
- ii) the effect on the living conditions of future occupants of the proposed flats with regard to the provision of amenity space,
- iii) whether the proposal would increase the risk of flooding in the area,
- iv) whether the proposed dwellings would satisfy Code Level 4 of the Code for Sustainable Homes,
- iv) whether the development would secure affordable housing and make reasonable provision to mitigate its impact on infrastructure and services.

- i) With regard to the first point, the Inspector concluded that the proposed development would not harm the character and appearance of the area and would accord with the high design standards of the NPPF and Local Plan Policies.
- ii) In terms of living conditions, the Inspector felt that overall the amount of private and communal amenity space was satisfactory
- iii) Flood risk was dealt with via a condition
- iv) Code level 4 was dealt with via a condition
- v) A unilateral undertaking secured the impact on infrastructure and services

The appeal was allowed subject to conditions