

TILEHURST 13/01065  Pins Ref 2204298	The Walled Garden, New Lane Hill, Tilehurst Mr B Barton	Retrospective: Construction of garden studio/ office	Approval	Allowed 18.11.3
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The application sought permission for a retrospective garden studio/office. The Inspector considered that the main issues were the effect of the proposal on the character and appearance of the area and on the living conditions of neighbours with particular reference to daylight and outlook for the occupiers of the adjacent property Lime Tree Cottage.

With regard to character and appearance the Inspector considered that the impact on the street scene is minimal and that as the development is not highly visible from the nearby Conservation Area and due to its relatively low height in comparison with adjacent buildings the development is not harmful to the landscape character of the area.

With regard to living conditions the Inspector noted that the existing boundary treatment is approximately the same height as the garden studio/office and considered that the studio/office causes no more serious loss of light to the kitchen and conservatory at Lime Tree Cottage. Due to the height of the existing boundary treatment the proposal also has no additional overbearing visual impact on Lime Tree Cottage.

The Inspector concluded that the development does not cause unacceptable harm to the character and appearance of the area and the living conditions of neighbours and consequently the appeal was allowed.

An application for an award of costs was allowed in the terms set out below:

The Inspector found the scheme to be acceptable in relation to the character and appearance of the area and on the living conditions of neighbours, the basis of the Council's two reasons for refusal.

The application for costs made by the appellant refers to the Committee of the Council failing to accept the recommendations of its Officers to grant permission.

The Inspector considered that the Committee minutes failed to substantiate why the proposal was considered unacceptable in terms of the harm caused to the character and appearance of the street scene and that it appears that undue weight was given to the fact that the application was retrospective. Although the Inspector reached a different conclusion than the Council in respect of the affect on living conditions she considered that the Council did provide specific evidence about the effect on neighbours and therefore adequately substantiated the second refusal reason.

A partial award of costs was therefore awarded in respect of the first reason for refusal.