

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
BEENHAM 13/01936/HOUSE Pins Ref 2209846	2 Church View, Beenham Mr and Mrs Wilkinson	Roof space conversion and associated internal alterations. Including a dormer window, rooflight and sun pipe	Approval	Dismissed 27.1.14

The Inspector considered that the main issues were as follows:-

- 1) The effect of the proposed development on the living conditions of the occupiers of No.3 Church View with particular regard to light and outlook.
- 2) The effect of the proposed development on the character and appearance of the host property and surrounding North Wessex Downs Area of Outstanding Natural Beauty.

The Inspector considered that the existing roof slope presents a degree of visual dominance and prevents some afternoon sunlight from reaching the rear garden and habitable rooms windows within this neighbouring property, and that the proposal would not significantly increase the massing of roof development or alter the existing levels of light or outlook to any significant degree.

The Inspector considered that as the proposed dormer windows would be obscure glazed there would be no overlooking of No.3, and that although some additional overlooking would emanate from the rear window of the proposed rear bedroom across No. 4 this would be oblique and only across a small portion of the rear garden, therefore the privacy of these occupiers would not be significantly compromised.

The Inspector noted a significant number of dormer windows in the locality, some of which were similar in size and appearance to the proposal. He considered that the limited size, and sympathetic siting of the proposal represented a subordinate extension that respected the existing roof and reflected an element of the established character of the surrounding area. As the host property is within the built-up part of the village and not in a particularly prominent position the proposal would have no impact on the appearance or openness of the surrounding AONB.

The Inspector considered that the proposal would not lead to harmful developments in the area.

The Inspector considered that an amended drawing changing the description of the rooms would have no impact on his decision.

In conclusion, the Inspector considered that the proposed development would not result in unreasonable harm to the living conditions of the occupiers of No.3 Church View, and would also have an acceptable impact on the character and appearance of the host property and surrounding AONB, therefore complying with Paragraph 7 of the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), the Beenham Village Statement 2003 and the Quality Design – West Berkshire Supplementary Planning Document (Part 1) 2006.

The Inspector concluded that the appeal should be allowed.