

13/02352 Pins Ref 2214189	126 Andover Road, Newbury, Berkshire, RG14 6NA	Garage and associated works	Delegated Refusal	Allowed 27.03.2014
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Procedural Matters

The application description makes reference to the re-application of a previous planning application. However, the Inspector considered the proposal that was before him on its individual merits.

He also took into account the Government's Planning Practice Guidance, issued on 6 March 2014, in reaching his decision.

Main Issue

The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

The appeal site is located within the front garden of a large detached dwelling at 126 Andover Road. No. 126 forms a corner position within the street scene. The Supplementary Planning Document: Quality Design: Area Design Focus, Andover Road, Newbury (2006) (the SPD) identifies Andover Road as an important gateway and approach to Newbury. The SPD also sets out that the '*road and most pavements are wide, and there are many mature trees. Set well back from the road, the houses are of individual, high quality design, giving the Andover Road a great deal of style and charm*'.

The proposal would provide a single storey detached garage that would be approximately 5.5 metres wide and would have a depth of approximately 5.5 metres. The height from the ground to the pitched roof ridge would be approximately 2.9 metres. The external materials would match those of the host dwelling. Although the proposed garage would be located within close proximity to the front boundary of No. 126, he observed that the proposed garage even when taking into account the ground level change and its scale, would be largely screened from the street scene with a tall brick wall approximately 1.9 metre high and mature hedging projecting above the wall, which would be retained.

The Inspector acknowledged that the majority of the properties along this section of Andover Road have integral garages and that the dwellings are set back from the public highway. However, the appellant has provided details of several other developments within close vicinity, most notably Nos. 133 - 135 and No. 101 Andover Road, which he observed on his site visit, whereby structures have been constructed forward of the general building line and are significantly more visible than the proposal when viewed from Andover Road. In addition, due to the siting of the proposed garage behind the tall boundary wall and mature vegetation, the key frontage and the spacious views from the street scene of the dwelling, which is set back from the road would be maintained. For these reasons, the Inspector considered that despite its prominent corner position, the proposal would not appear dominant or incongruous within the street scene. The proposal would therefore also conserve the 'garden suburb' character of the area, as identified by the SPD.

It was evident that No. 126 has a large front garden which could suitably accommodate the relatively modest detached garage. As such, he considered that the proposal would not result in the overdevelopment of the site.

In conclusion, the proposal would not result in the overdevelopment of the appeal site nor would it cause any harm to the character and appearance of the area. Therefore the proposal complies with: Policies CS14 Design Principles and CS19 Historic Environment and Landscape Character of the West Berkshire Core Strategy (2012); the West Berkshire Supplementary Planning Guidance: House Extensions (2004); the West Berkshire Supplementary Planning Document: Quality Design: Part 1 Achieving Quality Design (2006); the West Berkshire Supplementary Planning Document: Quality Design: Area Design Focus Andover Road, Newbury (2006); and the Newbury Town Design Statement.

Conditions

The Inspector considered the 6 conditions suggested by the Council against the tests set out within the National Planning Policy Framework and the advice provided by the Government's Planning Practice Guidance, issued on 6 March 2014 and have amended them where required. A condition is required in the interests of sound planning and for the avoidance of doubt, requiring the development to be carried out in accordance with the approved plans.

The Council has set out that the appellants Arboricultural report relates to a light weight wooded car shelter and therefore can not be fully relied upon. The Inspector concurred with the Council that in the interests of tree protection and to ensure the enhancement of the development by the retention of existing trees and natural features during the construction that conditions should be imposed that require: a scheme for the protection of existing trees to be provided; an arboricultural method statement; and the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring to be provided.

To ensure that surface water will be managed in a sustainable manner, a condition is necessary that requires a scheme of surface water drainage to be provided.

Conclusion

For the reasons set out above and considering all other matters raised, the Inspector concluded that the appeal should succeed.

Decision

The appeal is allowed and planning permission is granted for garage and associated works at 126 Andover Road, Newbury, Berkshire, RG14 6NA, in accordance with the terms of application Ref: 13/02951/HOUSE, dated 26 November 2013, subject to the conditions in the attached schedule.

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