

APPEAL DECISION

Two Storey Rear Extension Providing Kitchen and Toilets With Storeroom over at 72-74 Wereton Road, Audley. 77 Audley Scout Group

Application Number: 11/00632/FUL

Recommendation: Approval

Decision: Refused by Planning Committee on 14 February 2012

Appeal Decision: Appeal allowed

Date of Appeal Decision: 28 September 2012

The full text of the appeal decision is available to view on the Council's website (as an associated document to application 11/00632/FUL) and the following is only a brief summary.

The Inspector considered the main issue to be the effect of the proposal on the living conditions of the occupants of No.70 Wereton Road in respect of privacy, outlook and light levels.

In **allowing** the appeal, the Inspector made the following comments:

- There would be no loss of privacy to the occupiers of No. 70 from the proposed two storey extension because the plans indicate that the proposed windows facing the rear yard of No. 70 would be fitted with obscure glazing.
- There would be no significant increased loss of outlook from the nearest ground floor lounge window of No.70 from the proposed extension. This is because the window concerned is recessed by around 1.7metres, as a result of the rear projection along the boundary of the existing main part of the appeal building. This recess already restricts the outlook from the lounge window and amount of daylight that the window receives. The increased loss of outlook from the kitchen window of No.70 would also be minimal because the proposed extension would be a similar distance from the boundary compared to the existing rear projection at the appeal building.
- The proposed extension would cause some increase in the loss of daylight and sunlight to the rear ground floor lounge window at No. 70. This is because of the increased height of the proposed extension compared to the existing single storey rear projection at the appeal building. However, there would still be a reasonable separation distance between the proposed extension and the boundary. The extension has also been designed to maintain a similar eaves' height to that of the main hall in the appeal building in order to restrict the impact on the rear lounge window No. 70.
- The increased loss of daylight, and sunlight in the afternoon period, would not be so significant as to cause harm to the living conditions of the occupiers of No. 70 and insufficient reason to dismiss the appeal.
- There would be no significant impact on the residential amenity of neighbours and no conflict with the core principles of PSS1 or any policies listed as forming part of the development plan.

Other Matters

- Representations were made regarding the existing on street parking and resultant traffic problems at Wereton Road that are intensified by parents dropping off children at the appeal site.
- With respect to these the Inspector noted that the building already serves up to 40 scouts and cubs at any one time with 4 meetings per week. The primary purpose of the proposal would be to improve toilet and kitchen facilities and to provide first floor storage, rather than expand the number of attendees. And in any event a condition could be imposed to ensure that the proposed first floor of the extension was only used for storage purposes.
- The Inspector concluded that a condition restricting use of the first floor of the extension for storage only was required to prevent undue intensification of the use of the building and to avoid any consequential additional highway safety problems from increased on-street parking in addition to the standard time condition for the commencement of development, a condition ensuring compliance with the submitted plans and a condition requiring the use of matching external materials.

RECOMMENDATION

That the decision be noted.