

Ward: Katesgrove

Appeal No: APP/E0345/W/16/3162984

Planning Ref: 160558

Site: The Woodley Arms PH, Waldeck Street, RG1 2RF

Proposal: Erection of a block of 40 studio student apartments including parking, amenity space and landscaping following demolition of existing public house.

Decision level: Committee (20 July 2016)

Method: Written representations

Decision: Appeal dismissed

Dates Appeal Determined: 26 April 2017

Inspector: Debbie Moore BSc(Hons) MCD MRTPI PGDip

## SUMMARY OF DECISION

The site fronts onto Waldeck Street and is bounded by Charndon Close to the west, an access road serving a row of garages to the east, and a garage court to the south. The Inspector noted that *"the site is somewhat isolated from the development either side due to the adjoining access roads. This contributes to the prominence of the site which is exacerbated by the slight bend in the road and the incline from the junction with Southampton Street. Also, the site itself is slightly raised above street level."* The Inspector described the context of the site as being *"seen within the context of Waldeck Street, which is characterised by two storey Victorian terraced houses. The houses tend to be sited close to the highway with shallow front gardens. They have consistent architectural features which gives unity to the street scene."*

### *Character*

The Inspector noted that the scale had been reduced compared to the previous proposal, however the front and side elevation would be seen together when approached from either the east or west along Waldeck Street and the bulk would have a significant impact on the street scene. Overall, the building would have a greater scale, bulk and mass than the buildings either side and would be a dominant feature in the street scene. The Inspector concluded that the scale and mass of the building would not maintain and enhance the character and appearance of the area, contrary to Policy CS7 and the aims of the NPPF in respect of securing high quality design.

### *Living Conditions*

The Inspector noted the revised window layout adjacent to the amenity area and concluded that the layout would not be harmful to the amenity of occupiers in terms of noise and disturbance.

The Inspector did not agree that the proposed basement rooms would offer a poor outlook or insufficient daylight for future occupiers.

## HPDRS COMMENTS ON THE DECISION:

The Inspector gave welcome support to the Council's assessment of the character and appearance of the area, and the harmful impact of the proposal.

The findings in respect of the amenity of future occupiers are noted.

Case Officer: Steve Vigar

