

Appeal Decision

Site visit made on 8 February 2017

by Elizabeth Lawrence BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 February 2017

Appeal Ref: APP/J0405/D/16/3161411
78 Rowland Way, Aylesbury, HP19 7SW.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Lawson against the decision of Aylesbury Vale District Council.
 - The application Ref 16/02467/APP dated 5 July 2016, was refused by notice dated 22 August 2016.
 - The development proposed is described as proposed two storey front extension and alterations.
-

Decision

1. The appeal is allowed and planning permission is granted for a two storey front extension and alterations at 78 Rowland Way, Aylesbury, HP19 7SW in accordance with the terms of the application, Ref 16/02467/APP dated 5 July 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 296/2016.01A.
 - 3) The external materials to be used in the construction of the extension hereby permitted shall match those of the host dwelling.

Main Issue

2. The main issue is the effect of the scheme on the character and appearance of the host dwelling and the street scene.

Reasons

3. The Appeal site is located in an area that is characterised by a limited range of uniformly designed modern semi-detached and terraced houses. The chalet style dwellings have large flat roofed front facing dormers and some of the pairs of dwellings have uncluttered flat front elevations.
 4. Other pairs of dwellings, including the Appeal dwelling, have large projecting pitched roof porches/garages which stretch across in excess of 50% of the width of the dwellings concerned. These projections dominate the front
-

elevations of those dwellings and their prominence is heightened by their close proximity to the main front living room windows and the juxtaposition between their roofs and the large first floor bedroom windows. This together with the siting of their front doors immediately adjacent to their inner side walls results in a rather cramped relationship between the main front walls of the dwellings and their front projections.

5. The varied building designs together with the staggered front building lines, different eaves and ridge heights and open plan front gardens contribute to the varied, yet ordered character of the locality.
6. Policies GP9 & GP36 of the Aylesbury Vale District Local Plan 2004 (Local Plan) seek to ensure that new development respects, compliments and adds to the quality of the area. Development should reflect the identity of local surroundings and extensions should respect the appearance of the host dwelling and its setting. The National Planning Policy Framework (NPPF), has similar objectives.
7. The proposed front extension would replace the existing front porch/garage projection with a narrower two storey extension with a hipped roof. Due to its modest width, height and roof form it would appear subservient to the host dwelling and the pair of dwellings. Whilst the main roofs of the dwellings in the immediate area are gabled, the hipped roof would be both modest and would complement the mono-pitched porch roofs in the immediate area.
8. The existing garage door would be replaced with a new entrance door and window which would be set in from the side walls of the proposed extension. The proposed first floor window above would be centrally positioned and its depth would balance appropriately with the depth of the ground floor living room window.
9. Overall, whilst the appearance of the host dwelling and pair of dwellings would change the resultant dwelling/building would be appropriately proportioned and visually well balanced. Due to the subservient nature of the proposed extension and its discrete position adjacent to the flank wall of 76 Rowland Way, it would be largely unnoticeable and would not detract from the strong sense of uniformity and rhythm within the street scene.
10. The Council has suggested the imposition of conditions relating to matching external materials and adherence to the submitted drawings. Both of these conditions are necessary to ensure the proposed extension respects the character and appearance of the host dwelling and the street scene and in the interests of certainty.
11. For these reasons I conclude that the proposal would respect and compliment the host dwelling and the street scene. Accordingly it would comply with policies GP9 & GP36 of the Local Plan and the NPPF.

Elizabeth Lawrence

INSPECTOR