

Appeal Decision

Site visit made on 2 March 2017

by R J Maile BSc FRICS

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

Decision date: 14 March 2017

Appeal Ref: APP/Q3115/D/16/3164998
3 Kelly's Road, Wheatley, Oxford, OX33 1NT.

- 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 James Field against the decision of South Oxfordshire District Council.
 - The application ref: P16/S2903/HH, dated 19 August 2016, was refused by notice dated 1 November 2016.
 - The development proposed is ground floor and first floor extensions.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the development upon the character and appearance of the surrounding area.

Reasons

3. No. 3 Kelly's Road is a modern detached bungalow located within a residential area comprising a mix of dwelling types. It is not in a Conservation Area or an Area of Special Residential Character. Nevertheless, the form of the existing dwelling is an important consideration in the determination of this appeal.
 4. The immediate surroundings of the appeal site are characterised by a run of four modest bungalows on a gently sloping site. A number of dwellings nearby have been the subject of extensions and alterations over the years to create chalet bungalows. The properties opposite are also two storey, chalet style dwellings as originally constructed. Here again, a number of these have been the subject of extensions and alterations.
 5. The scheme before me would create a two storey house as viewed from the street, incorporating a substantial double gable end that would project above the adjacent bungalow to the west. It would be highly visible having regard to the sloping nature of the site and the single storey format of the adjacent properties. Such a dominant structure would be at odds with and harmful to the established character and appearance of this section of Kelly's Road.
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6. My attention has been directed to an appeal decision dated 26 January 2016, which granted planning permission for the redevelopment of no. 1 Kelly's Road next door with a terrace of three houses (ref: APP/Q3115/W/15/3131685). That development had not commenced at the time of my site visit, such that the subject property remains part of a run of modest detached bungalows.
7. I note the comments of the Planning Officer in his Delegated Report that:
"Had it been the case that the development allowed at number 1 had been built or even commenced development this application may be looked at very differently as it would not be in the middle of a run of bungalows and would then be the one at the start of the run of bungalows."
8. My decision must, however, take account of the situation as it exists today. Moreover, the personal circumstances advanced by the appellant in this case are insufficient to set aside the strong policy objections to the proposal.
9. I therefore find upon the main issue that development as proposed would be out of keeping with and damaging to the established character and appearance of the surrounding area contrary to Policy CSQ3 of the Core Strategy¹ and Policies D1, G2 and H13 (ii) of the Local Plan².

Conclusion

10. For the reasons given above, I conclude that the appeal should fail.

R. J. Maile

INSPECTOR

¹ South Oxfordshire Core Strategy (adopted December 2012).

² South Oxfordshire Local Plan 2011 (adopted January 2006).