



Appeal Decision

Site visit made on 9 May 2017

by Philip Willmer BSc Dip Arch RIBA

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

Decision date: 24 May 2017

Appeal Ref: APP/C3105/D/17/3172086

14 Redwing Close, Bicester, Oxfordshire, OX26 6SR

- 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 Lodge against the decision of Cherwell District Council.
 - The application Ref 17/00074/F, dated 13 January 2017, was refused by notice dated 10 March 2017.
 - The development proposed is described as raising the existing roof to create second floor extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the character and appearance of the streetscene.

Reasons

3. The property the subject of this appeal, number 14 Redwing Close, is a two-storey linked detached house. It is attached by way of a pair of single storey garages to a pair of semi-detached two-storey houses (numbers 15 and 16).
4. Number 14 is set with its flank wall facing on to Redwing Close. Being linked detached, it appears as a prominent dwelling at the end of the row of houses 14 to 18 inclusive. These properties are part of a larger development of two and three-storey terraced, detached, linked detached and semi-detached dwellings.
5. I understand that the development was built in separate phases. Nevertheless the form, design details and materials are all very similar with artificial stone walling being a consistent and dominant feature of the overall estate.
6. The appellant proposes adding a third floor level of accommodation by raising the plate level and building a new simple gable ended roof to match that removed.
7. Due to the location of the house on a corner plot, the proposed increase in height would clearly result in a prominent addition to the street scene. However, given its location and the fact that three-storey properties are already a feature of the wider development, I am not persuaded that a well designed three-storey property here would necessarily be so out of scale with

neighbouring properties as to cause harm to the character of the existing streetscene. Indeed, as I believe the existing two-storey house was designed to do, it could well add considerable visual interest to the development at this point. Accordingly, I consider that in principle a three-storey dwelling here may be acceptable.

8. The existing house, due to the proportions of the existing windows, has a strong horizontal emphasis. The appellant, as well as proposing to keep the existing windows' design and proportion on the lower floors, also proposes that the new windows at third floor level would be identical. This would be in direct contrast to the nearby three storey houses where, as I observed, the windows are of a vertical proportion reflecting the verticality of the building's form. I consider that the retention and adoption of the existing cottage style window format would be seriously detrimental to the overall visual appearance and character of the property as extended.
9. The proposed use of artificial stone, which has a rich texture, would provide some visual interest. However, given the proportion of the windows, the overall lack of any modelling, and the proportion of void to solid (particularly the prominent south west façade), these elements would, in this case, fail to achieve the necessary quality of design required for such an extension to visually enhance rather than detract from the streetscene.
10. I therefore conclude in respect of the main issue that the house, as extended, would as a result of its design appear so overly prominent as to draw undue attention to itself. It would thereby appear such a dominant addition as to cause substantial harm to the street scene. The proposal is therefore contrary to the National Planning Policy Framework, Policy ESD 15 of the Cherwell Local Plan 2011 – 2031 (Adopted 20 July 2015) and saved Policies C28 and C30 of the Cherwell Local Plan 1996 (November 1996) as they relate to, amongst other things, the quality of development and the need for new development to be designed to improve the quality and appearance of an area and the way it functions.

Conclusions

11. For the reasons given above and having regard to all other matters raised, I conclude that the proposal is not in accordance with the development plan, when read as a whole, and that the appeal should be dismissed.

Philip Willmer

INSPECTOR