

Appeal Decision

Site visit made on 1 June 2017

by Les Greenwood MRTPI

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

Decision date: 21 June 2017

Appeal Ref: APP/X0415/D/17/3173229

Jay House, Dean Wood Road, Jordans HP9 2UU

- 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 Marianczak against the decision of Chiltern District Council.
 - The application Ref CH/2017/0033/FA was refused by notice dated 9 March 2017.
 - The development proposed is a part single/part 2 storey extension and alterations to the existing roof to provide a hipped roof extension.
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Decision

1. The appeal is allowed and planning permission is granted for a part single/part 2 storey extension and alterations to the existing roof to provide a hipped roof extension in accordance with the terms of the application Ref CH/2017/0033/FA, dated 9 January 2017, 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 plans: 1440-P2A and 1440-SP2A.
 - 3) The materials to be used in the construction of the external surfaces of the walls and roofs of the extension hereby permitted shall match those used in the existing building.

Clarification

2. The description of the proposal set out above, which is taken from the application form, does not mention a proposed integral garage at lower ground floor level that is shown on the plans. Like the Council, I have considered the proposal to include that garage.

Main issue

3. This appeal follows on from: (a) planning permission Ref CH/2016/0555/FA for a similar extension but without the garage; and (b) dismissed appeal Ref APP/X0415/D/16/3159173 for a similar extension with a larger garage. The site is located in the Metropolitan Green Belt. In both of these previous cases and in the present appeal case the Council has accepted that the
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proposed extension would accord with the relevant Green Belt policies in the Chiltern District Local Plan¹ (LP).

4. This was also accepted by the previous Inspector, who confirmed that in terms of the National Planning Policy Framework the previous appeal proposal would not result in disproportionate additions over and above the size of the original building. The current proposal has been reduced in size. Although I recognise the Parish Council's concern about the scale of the overall extension, on the information before me I conclude that the proposal would not be disproportionate in scale and therefore would not amount to inappropriate development in the Green Belt.
5. Having regard to the Council's reason for refusal of the application, the main issue for this appeal is the effect of the proposal on the character and appearance of the house and the surrounding area.

Reasons

6. Dean Wood Road is a short, steeply sloping, leafy cul-de-sac lined by large houses on sizeable plots. Jay House is a handsome detached house set well back and slightly down from the road. Permission has already been granted for a 2 storey wing that would form a new front to the building. Part of the ground floor of that new wing would, due to the slope, be set up well above ground level. The current proposal aims to make use of that area to provide an integral single garage at lower ground floor level, with a stair leading up into the house. This would require some minor excavation to bring vehicles down to the lower ground floor level.
7. The District Council is concerned that the introduction of this garage would add a considerable amount of bulk and mass to the extension, adding another storey. This proposal is significantly reduced, however, from that of the previous appeal. The garage would no longer project forward and has been changed from double to single so that less excavation would be required. The effect would be for the house to more naturally follow the slope of the site, with only a marginal increase in bulk. Due to the set back and set down from the street there would be little impact on the street scene. Matching wall and roof materials would be used, which is also a positive change from the previous appeal proposal.
8. I conclude that the proposal would not harm the character or appearance of the house or the surrounding area. It therefore accords with the aims of LP Policies GC1 and H15, Core Strategy for Chiltern District² Policy CS20 and the Supplementary Planning Document *Residential Extensions and Householder Development*, to ensure that extensions are of a high standard of design that respects the scale and proportions of the existing dwelling and the character of the surrounding area.
9. I impose a condition specifying the relevant plans to provide certainty and another requiring the use of matching wall and roof materials to protect the character and appearance of the house and the local area.

¹ Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011

² Adopted November 2011

10. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR