
Appeal Decision

Site visit made on 5 June 2017

by Robert Fallon B.Sc. (Hons) PGDipTP MRTPI

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

Decision date: 26th June 2017

Appeal Ref: APP/X0415/D/17/3171925

Hillcrest, Back Lane, Chalfont St. Giles HP8 4PB

- 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 G. Biggerstaff against the decision of Chiltern District Council.
 - The application Ref CH/2016/2189/FA, dated 24 November 2016, was refused by notice dated 27 January 2017.
 - The development proposed is a 2-storey side extension, single storey rear extension and loft conversion.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host building and surrounding area.

Reasons

3. Back Lane is characterised by 2-storey detached houses. The houses vary in design and the roofscape is characterised by differing heights and a mixture of hipped and gabled roofs. Many of the properties have been subject to a variety of extensions visible from the public realm, most of which are generally in-keeping with the architectural form of the host building.
4. The existing dwellinghouse is characterised by its hipped roofs and two small steep-pitched traditional gables to the side elevations, all unified by a common eaves line. This results in a cohesive and attractive overall design. However, the proposed loft conversion would necessitate a roof extension incorporating an increase in roof height, two dormer windows, a central flat roof, rooflights and the creation of two half-hipped gables. These changes would not fit well with the character of the existing building. In particular, despite using similar materials for the pitched roof element and walls, the increase in wall height and position of the upper section of eaves on the new half-hipped gables would constitute an incongruous change that would fundamentally and harmfully alter the form of the existing roof.
5. The resulting significant adverse effect on the character and appearance of the dwelling would be readily visible in public views, particularly those from the north. As a result, the roof extension would also harm the contribution the

dwelling makes to the streetscene and surrounding area. I have taken into account the Appellant's additional drawing with the existing elevation outlined in red, but this does not alter my conclusion.

6. While the varied roofscape in the area may give scope for variation in the height of the roof, I am not persuaded that the particular scheme before me is of a satisfactory design, for the reasons I have given.
7. I appreciate that the existing property has been subject to a number of extensions, but these have been constructed in a manner generally sympathetic to the design and proportions of the original dwelling. There may be other properties that have been subject to similar roof extensions, including that referred to by the Appellant, but I am not aware of the particular circumstances where planning permission was granted for these additions and in any event, I must consider the appeal scheme on its own merits. The existence of other roof extensions does not justify the harm I have identified.
8. I conclude that the development would be contrary to Policy CS20 of the Core Strategy¹, Policies GC1, H13 and H15 of the Local Plan² and the Council's design guide³ which collectively seek to ensure that new development is of a high design standard that respects the local context and character of the area.
9. I appreciate that the Council raises no concerns regarding the 2-storey side extension and single storey rear extension, but that does not alter my view that the development as a whole would be harmful, for the reasons I have given.

Conclusion

10. In view of the above, having had regard to all other matters raised, I conclude that the appeal should be dismissed.

Robert Fallon

INSPECTOR

¹ Core Strategy for Chiltern District, adopted November 2011

² Chiltern District Local Plan, adopted 1 September 1997, alterations adopted 29 May 2001, consolidated September 2007 and November 2011

³ Residential Extensions and Householder Development Supplementary planning Document, September 2013