
Appeal Decision

Site visit made on 12 June 2017

by K Ford BSocSc (Hons) MSc MRTPI

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

Decision date: 4th July 2017

Appeal Ref: APP/X0415/D/17/3171554

Greenbrier, Copes Road, Great Kingshill, High Wycombe, Buckinghamshire HP15 6JE

- 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 Mrs Debbie Taylor against the decision of Chiltern District Council.
 - The application Ref CH/2016/2310/FA, dated 12 December 2016, was refused by notice dated 26 January 2017.
 - The development proposed is side dormer loft conversion.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - The impact on the character and appearance of Greenbrier and the surrounding area and whether the proposal would conserve and enhance the natural beauty of the Chilterns Area of Outstanding Natural Beauty (AONB).
 - The living conditions of the occupants of Nightingales with specific reference to outlook.

Reasons

Character and Appearance

3. Greenbrier is a detached gable fronted chalet bungalow set back from the highway in the Chilterns AONB. The neighbouring property, Nightingales is a 2 storey house on roughly the same building line. The rear of Greenbrier projects beyond Nightingales. The proposal is to replace the existing modest sized dormer window on the side adjacent to Nightingales with a far longer one that would run almost the length of the property.
4. Because the height and depth of the proposal would remain similar to the existing dormer window, the main difference to the profile when viewed from the front of the property would be that the new dormer window would be closer to the front elevation. Whilst the height and depth would be acceptable in the context of what already exists the width of the proposal would significantly increase the overall mass of the roof making it appear overly prominent and

out of scale and proportion to the existing dwelling when viewed from the side. The additional bulk would create a development that would appear obtrusive and incompatible with the character and appearance of the host property.

5. At present Nightingales and existing mature vegetation in the street scene provide some screening of the property however the enlarged roof would still be visible from Copes Road. Whilst the proposed materials of construction would match the existing this would not take away from the massing of the proposal. There would consequently be a negative impact on the street scene. As such, the proposal would also fail to conserve and enhance the natural beauty of the Chilterns AONB. The proposal would therefore conflict with policies H15, H18, GC1, H13 and LSQ1 of the *Chiltern District Local Plan 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011* (Local Plan) which require development to be in keeping with the existing dwelling and surroundings in terms of scale, proportion and character and appearance and conserve and enhance the special landscape character of the AONB. There would also be conflict with policy CS20 of the *Core Strategy for Chiltern District 2011* which requires new development to be of a high standard of design which reflects and respects the character of the surrounding area and policy CS22 which requires proposals to conserve and enhance the special landscape character of the AONB.

Living Conditions

6. The rear of Greenbrier projects well beyond Nightingales and as such the proposal would be clearly visible from this dwelling with the existing hedge only providing some screening to the development from within part of the garden.
7. Although there is some set back from the rear elevation, the proposal would still appear prominent and visually intrusive when viewed from the rear garden and rear elevation windows of Nightingales given the close proximity of Greenbrier to the boundary with Nightingales. The proximity and overall scale and mass of the proposed dormer window would result in the proposal appearing overbearing. This would harm the outlook of the occupants of the neighbouring property and so the proposal would conflict with policies GC3 and H13 of the Local Plan which seeks to protect the amenities of occupants of neighbouring properties and H14 which requires that the size and siting of extensions should not result in an overbearing appearance for neighbours.
8. I note the increase floor space that would be provided to the occupants of Greenbrier however this does not outweigh the harm of the proposal identified above.

Conclusion

9. For the reasons outlined, and having regard to all other matters raised I conclude that the appeal should be dismissed.

K Ford

INSPECTOR