
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: 11th July 2017

Appeal Ref: APP/X0415/W/17/3172569

33 Wycombe Road, Prestwood, Great Missenden, Buckinghamshire HP16 0NZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mrs Barrett against the decision of Chiltern District Council.
 - The application Ref CH/2016/1150/OA, dated 17 June 2016, was refused by notice dated 3 February 2017.
 - The development proposed is demolition of existing bungalow and erection of a two storey detached dwelling and two detached chalet bungalows, served by new access.
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Procedural

1. The application is outline with all matters except access and layout reserved. I have determined the appeal on this basis. The plans were amended during the course of the Council determining the planning application and the Council's decision notice relates to the most up to date plans (ref:3821 PLA 1.01B). I have determined the appeal using these plans. To reflect the amendments that were made to the proposal I have used the description of development used on the Council's decision notice and appeal form.

Decision

2. The appeal is dismissed.

Main Issues

3. The main issues are:
 - The impact on the character and appearance of Wycombe Road.
 - The impact on living conditions in terms of outlook and privacy for the occupants of 31 Wycombe Road and the privacy of occupants in Sixty Acres Road.

Reasons

Character and Appearance

4. Thirty three Wycombe Road is a detached bungalow set back from the road in a row of properties which are a mix of houses and other bungalows. No 33 is immediately adjacent to a row of two storey houses in Sixty Acres Road, the first four of whose gardens back onto the side of No 33. On the other side of No 33 is 31 Wycombe Road, a chalet bungalow.

5. The proposal involves the demolition of the existing bungalow and erection of a two storey detached dwelling on the front of the site with two chalet bungalows behind.
6. The proposed layout would bring the dwelling at the front of the site further forward than the existing dwelling. In doing so the difference in size between the proposal and No 31 would be evident. Whilst the size of the house would be similar to others in neighbouring roads, the immediate setting on Wycombe Road is characterised by larger dwellings with spaces between built development.
7. Although set back further than the house, one of the bungalows at the rear of the site would still be visible from the road. The full width of the plot would therefore house some form of development which would be out of character with the area. There would therefore be conflict with policy GC1 and H3 of the *Chiltern District Local Plan 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011* (Local Plan) which requires development to be in scale with its surroundings by respecting, amongst other things, the density, siting and character of buildings in the locality and policy CS20 of the Core Strategy for Chiltern District 2011 which requires development to reflect and respect the character of the surrounding area.

Living Conditions

8. As the dwelling on the front of the site would be brought forward, a ground floor side window of No 31 would face the new dwellings. However, as this is a bathroom and therefore a non-habitable room, it would not cause material harm to outlook from the room.
9. Currently the rear of No 31 has views of a single storey outbuilding which is in a poor state of repair. This would be replaced by a view of one of the bungalows. Whilst the bungalow would be set back further than the current outbuilding it would still be overbearing and intrusive when viewed from the rear of No 31 given its location close to the boundary. The proposed development would not therefore be in accordance with policy GC3 of the Local Plan which requires that development protects the amenities of the occupants of existing adjoining and neighbouring properties.
10. No 31 Wycombe Road and Nos 1, 3 and 5 Sixty Acres Road have rear elevations which face the appeal site. Detailed matters impacting on the privacy of the occupants would be considered under reserved matters which are not before me in this appeal.

Conclusion

11. For the reasons outlined above and having regard to all other matters raised the appeal is dismissed.

K Ford

INSPECTOR