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## Appeal Decision

Site visit made on 17 July 2017

**by H Butcher BSc (Hons) MSc MRTPI**

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

**Decision date: 17 August 2017**

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**Appeal Ref: APP/G3110/W/17/3173486**  
**118 and 120 Bulan Road, Oxford, OX3 7HX**

- 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 Cheers Property against the decision of Oxford City Council.
  - The application Ref 16/02184/FUL, dated 15 August 2016, was refused by notice dated 18 October 2016.
  - The development proposed is a retrospective application for storage building.
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### Decision

1. The appeal is dismissed.

### Preliminary Matter

2. The site address given on the application form refers only to 118 Bulan Road. However it is clear from the evidence before me that the appeal relates to both 118 and 120 Bulan Road. I have therefore referred to both properties in the banner heading above.

### Main Issue

3. The main issue is the effect of the storage building on the character and appearance of the surrounding area.

### Reasons

4. Bulan Road is a residential road. Generally speaking the properties front the highway and have long rear gardens. In the gardens adjacent to the appeal site I observed various small outbuildings and storage structures. The appeal site comprises a pair of semi-detached properties which have been converted into flats. The rear gardens have been divided up to create two smaller private garden areas closest to the properties. The remainder of the rear gardens have been merged to create one open communal space. At the time of my site visit the proposed storage building had been erected in this communal space. The proposal therefore seeks to retain this.
5. The site has a planning history which includes an application for a storage building at No 120. This was refused and later dismissed at appeal due to its siting some 6m from the rear boundary (APP/G3110/A/12/2179103). Later, two separate applications for similar storage buildings at both Nos 118 and 120, located next to each other and closer to the rear boundary, were approved (refs 13/01889/FUL, 13/02497/FUL).

6. Taken together the two approved storage buildings would be 13m wide, 6m deep and 4m high. The storage building as built is one single, large building which stretches across both properties. It is 13.8m wide, 6.3m deep and is 4.1m high. It is therefore wider, deeper and taller and consequently a larger built form. It is also sited further forward of the rear boundary; some 3.2m as opposed to 1.65m in the case of the approved storage sheds.
7. Although there are similarities between the approved storage buildings and that which has been built there are also fundamental differences as set out above. Taken together these result in a materially larger, more dominant building when viewed from neighbouring properties, the overall massing of which is completely out of character with its surroundings. The approved storage buildings do not, therefore, justify the proposal given this harm.
8. I therefore conclude that the storage building is harmful to the character and appearance of the surrounding area and as such conflicts with Policies CP1 and CP8 of the Oxford Local Plan 2001-2016 and CS18 of the Oxford Core Strategy 2026. These policies require buildings to integrate with their surroundings by, amongst other things, being of an appropriate massing.
9. The appeal is therefore dismissed.

*Hayley Butcher*

INSPECTOR