



Appeal Decision

Site visit made on 15 August 2017

by Andrew Owen BA(Hons) MA MRTPI

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

Decision date: 22 August 2017

Appeal Ref: APP/K0425/D/17/3175870

24 Fromer Road, Wooburn Green HP10 0PR

- 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 Tim Cowper against the decision of Wycombe District Council.
 - The application Ref 17/05610/FUL, dated 6 March 2017, was refused by notice dated 26 April 2017.
 - The development proposed is a double storey front extension.
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Decision

1. The appeal is allowed and planning permission is granted for a double storey front extension at 24 Fromer Road, Wooburn Green HP10 0PR in accordance with the terms of the application, Ref 17/05610/FUL, dated 6 March 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 plan: BL2016/1Rev 3.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The design of the extension would replicate that of the existing front elevation of the dwelling and would measure around 2.5 metres in depth. As the front of the house is currently broadly in line with the adjacent properties to either side, the extension would result in the house projecting further forward than its neighbours. However, a staggered building line is a strong characteristic along the whole length of this street and the magnitude of the forward projection would mean that the resultant dwelling's relationship with its neighbours would be comparable to the relationship between Nos 20 and 22, and between Nos 26 and 28. Moreover, as a result of the staggered building line, the dwellings at Nos 16 and 12 already appear to be further forward than the existing house at

the appeal site and although the development would project further forward than these two houses it would not be by a substantial degree.

4. In addition the modest depth of the extension means a significant proportion of the front garden would be retained. The immediate area has a generally open character provided by the lack of any significant boundary features in the compact front gardens, and the development would not harmfully detract from this. Indeed the distance the development would be set back from the pavement would be comparable to that of houses further down the road such as at Nos 2 and 8.
5. In summary, although the extension would protrude further forward than the nearby houses, it would reflect the existing character of the street scene and so would not appear incongruous. Also it would not adversely compromise the open plan character of the area. As such the character and appearance of the area would not be harmed and therefore the extension would accord with saved Policies G3, H17 and Appendix 4 of the Wycombe District Local Plan which expect development to respect the character of the surrounding area. It would also comply with Policy CS19 of the Wycombe Development Framework Core Strategy and the National Planning Policy Framework (the 'Framework') which require a high standard of design.

Conditions

6. In accordance with the advice in the Planning Practice Guidance and the Framework I have imposed the standard condition relating to the commencement of development. I have also attached a condition specifying the relevant plan in order to provide certainty, and a condition relating to finishing materials so as to preserve the character and appearance of the area.

Conclusion

7. For the reasons given above, and taking account of all other considerations, I conclude that the appeal should be allowed.

Andrew Owen

INSPECTOR