



Appeal Decision

Site visit made on 5 July 2019

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th September 2019

Appeal Ref: APP/V3120/W/19/3226223

41 Preston Road Abingdon Oxon OX14 5LX

- 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 Mr David Steele against the decision of Vale of White Horse District Council.
 - The application Ref P19/V0229/O, dated 29 January 2019, was refused by notice dated 20 March 2019.
 - The development proposed is to demolish existing single storey extension and construct a two storey single-bedroom dwelling in its place, divide plot accordingly.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The Council's reasons for refusal relate to the effect of the proposed development on the character and appearance of the area, however, my observations at the site visit also led me to consider whether the development would be compatible with the continued occupation of the retained (host) dwelling, 41 Preston Road (No.41). I have defined the main issues accordingly.

Main Issues

3. The main issues are the effect of the development upon the character and appearance of the area and living conditions for occupiers of the proposed and host dwellings.

Reasons

4. The application is in outline with all matters reserved. The proposed dwelling would be attached to the gable wall of No.41, which is of a particular 'chalet' design. It would obstruct a main first floor window and remove its principal ('front') entrance door.
5. Whilst a small dwelling in this location could be acceptable, the site is constrained and overlooked. In the absence of indicative information to persuade otherwise, it is likely that the proposal would appear as an anomalous intrusion into a street scene characterised by open frontages. Enclosure to provide private amenity space would increase that harm.
6. The application does not seek permission to alter the host dwelling but it is far from clear how that dwelling will be accessed were the proposal to be

approved. Even if the access were to be made through the rear of the existing property that could conflict with the privacy of the proposed dwelling.

7. Overall, it has not been demonstrated that the proposal would respond positively to the character of the site and surroundings or be without harmful detriment to occupiers of either the proposed dwelling or host dwelling in terms of access and amenity. I therefore conclude that the development would conflict with Core Policy 37 of the Vale of White Horse Local Plan 2031 Part 1, and related advice within the Vale of White Horse Design Guide (2015), which seek developments to be of high-quality design and protect neighbour amenity. For the reasons given, the proposal fails to accord with the development plan taken as a whole.
8. Consequently, I dismiss the appeal.

Andrew Boughton

INSPECTOR