



Appeal Decision

Site visit made on 26 August 2019

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 November 2019

Appeal Ref: APP/K0425/W/19/3232012

1 Highwood Avenue, High Wycombe HP12 4LT

- 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 & Mrs Vallance against the decision of Wycombe District Council.
 - The application Ref 19/05734/FUL, dated 23 March 2019, was refused by notice dated 16 May 2019.
 - The development proposed is the demolition of conservatory and erection of two storey and single storey side extension, enlargement of first floor window to rear.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of conservatory and erection of two storey and single storey side extension, enlargement of first floor window to rear at 1 Highwood Avenue, High Wycombe HP12 4LT in accordance with application 19/05734/FUL, dated 23 March 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Plans & Elevations Drawing No AV/02 Rev A; Site Plan Drawing No AV/03; Site Context/ Visual Separation Distances Plan Drawing No AV/04 Rev A; Extension & Alterations – North Elevation Coloured Drawing No AV/06 Rev A; Corner Plot Comparisons Plan Drawing No AV/07 Rev A and Site Context Comparison – Corner Plot Dimensions Drawing No AV/12.
 - 3) The external materials to be used in the construction of the extension hereby permitted shall match those used in the existing dwelling.

Procedural Matter

2. The Wycombe Local Plan (2019) has been adopted since the appeal was submitted. Policies G3 and H17 of the Wycombe District Local Plan to 2011 (2007) and Policy CS19 of the Wycombe Development Framework Adopted Core Strategy (2008) have been replaced by Policies DM35 and DM36 of the Wycombe District Local Plan (2019). The appellant and the Council have both commented on the new policies. I must make my decision based on the development plan prevailing at the time of my determination. I am satisfied that no interested parties have been prejudiced by my approach.

Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the area.

Reasons

4. The appeal property is an end terrace dwelling located on a prominent corner plot with a generous side and rear garden. The general design of properties within the surrounding area are broadly similar whilst setbacks from the highway and plots sizes and shapes vary. There are examples of extensions to properties on corner plots in the surrounding area. Dwellings are set back from the highway behind grass verges, low walls and hedges which contribute to an open and spacious environment.
5. The extension would be of an appropriate scale and design in keeping with the host property and that would harmonise with the street scene. Whilst the extension would sit forward of properties on Mentmore Road the siting of it would not unduly harm the layout and urban grain of the surrounding area which includes varying setbacks between terraces and the highway. Due to its position on the corner the extension would be visible, however, this in itself does not make it unacceptable.
6. The extension would maintain adequate separation with the road and properties on the northern side of Mentmore Road and, in my view, would not reduce the spaciousness that currently exists on this corner to such an extent that it would undermine the character and appearance of the area. The development would leave a considerable margin of garden land around it retaining a sense of spaciousness.
7. The Council have commented that the development could set a precedent for similar developments on corner plots in the area. Every appeal must be considered on its own merits and in this particular case I find that the character and appearance of the area would not be unduly affected.
8. I note that previous applications for new dwellings at the appeal site have been refused. However, the decisions referred to by the Council relate to materially different schemes, particularly the appealed decision¹ relates to a new dwelling and the proposal is of a different scale, width and design to the building that formed the subject of that appeal. These decisions do not lead me to a different view in this case.
9. In conclusion the proposed development would not harm the character and appearance of the area and would accord with Policies DM35 and DM36 of the Wycombe District Local Plan (2019) which require new development to respect the character of an area through high quality design, appropriate layout and form.

Conditions

10. I have considered the imposition of conditions in accordance with the National Planning Policy Framework and the Planning Practice Guidance. In addition to the standard time limit condition it is necessary in the interests of precision, to define the plans with which the development should accord. A condition in

¹ Council reference 08/531/FUL

relation to external materials is required in the interests of safeguarding the character and appearance of the area.

11. In the interests of clarity, I have not included Drawing No AV/09 as one of the approved drawings as it shows alternative design options for the development and do not form part of the scheme.

Conclusion

12. For the reasons set out above the appeal is allowed.

B Thandi

INSPECTOR