
Appeal Decision

Site visit made on 20 June 2019

by Rebecca McAndrew BA Hons, PG Dip Urban Design, MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 January 2020

Appeal Ref: APP/K0425/D/3227709

Timbers, Ibstone Road, Ibstone HP14 3XT

- 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 and Mrs Sweeney against the decision of Wycombe District Council.
 - The application Ref 18/07657/FUL, dated 12 October 2018, was refused by notice dated 20 February 2019.
 - The development proposed is a proposed rear single / two storey extension with a partial garage conversion and a terrace of the first floor. The proposals also include an external contemporary makeover to the existing dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for a rear single / two storey extension with a partial garage conversion and a terrace of the first floor, including an external contemporary makeover to the existing dwelling at in accordance with the terms of the application, Ref 18/07657/FUL, dated 12 October 2018, subject to the following conditions:
 1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with approved plans T981-PL03 and PL04.
 3. Prior to the commencement of development, full details of all proposed external materials shall be submitted to and approved in writing by the local planning authority. Thereafter, development shall be undertaken in accordance with the approved details.

Procedural Matters

2. The Wycombe District Local Plan (2019)(LP) has been adopted during the course of this appeal. The Council has confirmed the LP Policies which they believe should form the basis for the consideration of the appeal and the appellant's agent confirms this to be acceptable. I am satisfied that neither party has been prejudiced in this respect. Therefore I have assessed the development on the basis of these new policies.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the existing dwelling and the Chilterns Area of Outstanding Natural Beauty (AONB).

Reasons

4. The existing property has a simple 1.5 storey design with low eaves and accommodation within the roof space, but it has no particular architectural merit. The proposed extensions would be contemporary in approach, with flat roofs and relatively large expanses of glazing, and eaves above those of the existing dwelling. However, far from appearing jarring, the juxtaposition of contemporary and traditional forms would represent a pleasing, well-designed contrast, with neither approach dominating the other. There would be no harm to the character or appearance of the existing as a result.
5. The proposed extensions would be visible from the agricultural land to the rear but given my conclusions about their design, this is a matter of little consequence. The proposal would have no injurious impact on the character or appearance of the area or the landscape or scenic beauty of the AONB.
6. Overall, there would be compliance with LP Policies DM30 and DM35 and paragraph 172 of the National Planning Policy Framework which seek to secure good quality design that responds to context and to protect the AONB.

Other matters

7. Given the degree of separation between the proposed roof terrace and the adjacent dwellings, as well as the proposed orientation, there would be no unacceptable overlooking of neighbouring gardens. I therefore consider the proposed roof terrace to be acceptable.

Conditions

8. I impose conditions in regard to timescales and the approved plans to provide certainty. I also attach a condition in relation to the materials proposed as the drawings only include generic descriptions; these details are important to the character and appearance of the property and the area, including the AONB.

Conclusion

9. For the reasons given, the appeal is allowed.

Rebecca McAndrew

INSPECTOR