



Appeal Decision

Site visit made on 20 December 2019

by Adrian Hunter BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th February 2020

Appeal Ref: APP/K0425/D/19/3239865

285 Marlow Bottom Road, Marlow, Bucks SL7 3QF

- 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 Adam Krysiak against the decision of Wycombe District Council.
 - The application Ref 19/06704/FUL, dated 28 June 2019, was refused by notice dated 3 October 2019.
 - The development proposed is for single storey rear and first floor side/rear extension and extensions to front roof (alternative scheme to PP/19/05761/FUL).
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Decision

1. The appeal is allowed, and planning permission is granted for a single storey rear and first floor side/rear extension and extensions to front roof (alternative scheme to PP/19/05761/FUL) on land at 285 Marlow Bottom Road, Marlow, Buckinghamshire SL7 3QF in accordance with the terms of the application, Ref 19/06704/FUL, dated 28 June 2019 and the plans submitted with it, 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 the following approved plans: Plan 3 and Plan 4.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials as shown on Plan 3.
 - 4) The proposed dormer window in the elevation facing towards 287 Marlow Bottom Road shall be non-openable and obscure glazed and shall remain as such thereafter.

Preliminary Matters

2. For clarity and precision, I have amended the description of development from the application form to match that of the decision notice. I have determined the appeal on this basis.

Main Issues

3. The main issues are the effect of the proposed development on:
 - the character and appearance of the area; and

- the living conditions of the residents of 287 Marlow Bottom Road, with particular regard to overbearing, and loss of privacy.

Reasons

Character and appearance

4. The surrounding area is predominately residential, with a varied mixture of house types, sizes and design. A number of the properties have been extended and altered, which creates a varied street scene. Buildings are set back from the road, with off-street parking to the front, which creates a feeling of openness across the front of the properties.
5. The appeal site comprises an existing bungalow, with a single storey element to the north, which offers additional living space. Further accommodation is provided in the roof space via existing dormer windows. To the north is an existing bungalow, with dormer windows. To the south is the access to a further property which is located to the west of the appeal site.
6. The proposed front addition would be visible when viewed from the street, however, whilst it would increase the overall bulk of the building, the design approach and the overall scale of the proposed additions are in keeping with other developments in the area. Considering the varied mix of house design, type and size within the local area, the design and appearance of the proposed additions would not be out of context within the surrounding street scene.
7. I therefore conclude that the proposed development would not harm the character and appearance of the area and, in this respect, is in accordance with Policies CP1 (Sustainable Development), CP9 (Sense of Place), DM20 (Matters to be Determined in accordance with the NPPF), DM35 (Place-making & Design Quality), DM36 (Extensions & Alterations to Existing Dwellings) of the Adopted Local Plan (August 2019).

Living conditions

8. The proposal would introduce a new dormer window into the northern elevation, which would serve a bedroom. It is proposed that this window would be fixed closed and obscure glazed. This is an amendment from a previous planning permission, which proposed a roof light. All other windows face either onto the street or overlook the appeal site.
9. The design of the side/rear extension and the location of the new dormer window is such that it would face partly onto the roof of the neighbouring property and partly onto the roof of the existing single storey garage. The design is such that it is pitched away from the neighbouring property and, in this regard, is similar to the planning permission which has already been granted on the site. The main addition is the inclusion of a north facing dormer. Whilst that dormer would increase the bulk of the rear extension, it would be set within the roof forming a relatively small part of the extension. Given the design of the addition and its modest scale and siting, along with the presence of the neighbouring garage, the proposal would not have an overbearing effect upon the neighbouring property.
10. The presence of the dormer window would be likely to increase the perception of overlooking, however due to its position in the roof, any views into the rear garden of No 287 would be at an oblique angle. It is also proposed that the

window would be non-opening and obscure glazed, which would ameliorate any direct overlooking. Subject to restrictions on the window, it is considered that the proposal would not result in harm to the living conditions of the adjoining neighbour.

11. I therefore conclude that the proposed development would not harm the living conditions of neighbours and, in this respect, is in accordance with Policies CP1, CP9, DM20, DM35 and DM36 of the Adopted Local Plan (August 2019).

Conclusion

12. I conclude, for the reasons outlined above, that the appeal should be allowed subject to the identified conditions.

Adrian Hunter

INSPECTOR