



Appeal Decision

Site visit made on 23 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/19/3239629

301 Desborough Avenue, High Wycombe, Buckinghamshire HP11 2TL

- 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 H Nawaz against the decision of Wycombe District Council.
 - The application Ref 19/06200/FUL, dated 1 May 2019, was refused by notice dated 1 August 2019.
 - The development proposed is erection of single storey detached outbuilding in rear garden for use as home gym and storage.
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Decision

1. This appeal is allowed, and planning permission is granted for the erection of a single storey detached outbuilding in the rear garden for use as a home gym and storage at 301 Desborough Avenue, High Wycombe, Buckinghamshire HP11 2TL in accordance with the terms of the application, 19/06200/FUL, dated 1 May 2019, 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: desboroughave-301/6revF; desboroughave-301/1revH; desboroughave-301 8revK.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials to match the host building (301 Desborough Avenue).

Preliminary Matters

2. In determining this appeal, I am aware of the current enforcement appeal (APP/K0425/X/19/3227117) which relates to the appeal site. For the avoidance of doubt, this decision deals only with appeal against the refusal of planning permission for the erection of a single storey detached outbuilding.

Main Issue

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

Reasons

Character and appearance

4. The surrounding area is predominately residential, the majority of which are detached two-storey houses, of a varied design and appearance, with spaces between the properties. Due to the topography of the area and the existing gaps between the dwellings, there are some views from the street into the rear gardens, where residential paraphernalia, such as trampolines, sheds and outbuildings are visible.
5. The proposed building would be erected adjacent to the eastern boundary, at the rear of the existing garden. The garden slopes upwards, away from the existing house. As a result, the entrance to the proposed outbuilding would be roughly level with the eaves/roof of the existing dwelling. The boundaries around the site comprise a mixture of brick retaining walls and timber fencing.
6. Due to the design and position of surrounding buildings, immediate views of the proposed outbuilding from the public realm would be limited to those views into the appeal site between the existing property on the appeal site and the neighbouring dwelling. Despite the change in levels on the appeal site, and the building being larger than other outbuildings in the area, the proposed building would be screened from wider views by the existing property, the surrounding topography and existing landscaping. Therefore, any views of the proposed building, would be limited, in much the same way as views of other residential outbuildings in the area are. The appearance of the outbuilding, due to its modest scale and similar design approach to the host building, would be sympathetic to the design of the existing house on the site. The materials are proposed to match those of the host building and this could be controlled via condition. As a result, the proposal would cause no harm to the character and appearance of the area.
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 G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages) and Appendix 4 in the Adopted Local Plan to 2011 (as saved, extended and partially replaced), Policy CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008) and Policies DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings) of the submission version of the Wycombe District Local Plan (March 2018).

Conclusion

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

Adrian Hunter

INSPECTOR