



Appeal Decision

Site visit made on 3 February 2020

by David Carter BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 March 2020

Appeal Ref: APP/C3105/W/19/3241905
2 Springfield Avenue, Banbury OX16 9HT

- 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 Michael Morton against the decision of Cherwell District Council.
 - The application Ref 19/02020/F, dated 22 September 2019, was refused by notice dated 25 November 2019.
 - The development proposed is a 2 storey extension to front of property.
-

Decision

1. The appeal is dismissed.

Main Issues

2. This is the effect of the development on the character and appearance of the area.

Reasons

Character and appearance

3. The appeal property is the first dwelling of a semi-detached pair on the south-western side of Springfield Avenue. The estate in this locality essentially comprises two-types of semi-detached pairs. On the even numbered side of the road there is a long run of dwellings that have a plain main wall facing the road whereas a number of the odd-numbered dwellings have gabled frontages with a hipped roof. Visually, the appeal proposal broadly seeks to mimic the style of dwelling with the gabled frontage, enabling a modest extension to the front to provide a porch and other improvements at both ground and first floor levels. The external appearance of the dwellings on Springfield Avenue varies, some have facing brick, some are rendered and others possess a mix of treatments.
4. The key feature of the even numbered dwellings on Springfield Avenue is that, aside from porches, there have been very few changes to the street-scene. Nos 54 and 92 have bay windows at both ground and first floors, but these appear to have been added many years ago and, in any event, are a considerable distance away (in excess of 200m) from the appeal site. Visually there is a distinctive rhythm to the run of dwellings and a balance between all of the adjoining pairs including the appeal site. Since No 2 occupies the end position any significant change to the frontage would be highly visible and would break that rhythm and balance. In this sense the proposal would be unsympathetic and incongruous to the appearance and character both of Nos 2 and 4 as a

semi-detached pair but also the run of similar properties on the south-western side of the road.

5. To conclude, and based on the above analysis, the proposal would be harmful to the distinctive character and appearance of the area by breaking the rhythm and balance of both the appeal property and the wider run of semi-detached dwellings leading to an incongruous form of development on the south-western side of Springfield Avenue. As such the proposal would be contrary to the provisions of the Cherwell Local Plan 2011-2031 (adopted 2015) specifically Policy ESD15 that seeks, amongst other things, a high quality of design that reinforces local distinctiveness. It would also be contrary to saved policies in the Cherwell Local Plan (adopted November 1996). Policy C28 seeks to ensure that the design and external appearance of development should be sympathetic to the character of its urban context and Policy C30 that extensions should be compatible with the character of the street-scene. I am satisfied that the local plan policies remain broadly consistent with the approach in the Government's National Planning Policy Framework, in particular paragraph 127.

Other Matter

6. The appellant has indicated that the proposed forward extension would enable an existing problem with damp to be resolved at the property. However, while I can sympathise with this matter, I do not consider that the benefits arising from this would outweigh the harm identified above.

Conclusion

7. For the reasons given above, I conclude the appeal should be dismissed.

David Carter

INSPECTOR