



Appeal Decision

Site visit made on 17 February 2020 by Elizabeth Davies BSc (Hons) PIEMA

Decision by Andrew Owen BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 March 2020

Appeal Ref: APP/K0425/D/19/3241238

15 Dedmere Road, Marlow SL7 1PE

- 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 Mark Way against the decision of Wycombe District Council.
 - The application Ref 19/06444/FUL, dated 11 June 2019, was refused by notice dated 3 September 2019.
 - The development proposed is construction of new pitched roof with rooflights to an existing flat roofed garage/workshop and a single storey home office extension to the front of the existing garage/workshop.
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Decision

1. The appeal is allowed and planning permission is granted for construction of a new pitched roof with rooflights to an existing flat roofed garage/workshop and a single storey home office extension to the front of the existing garage/workshop at 15 Dedmere Road, Marlow SL7 1PE in accordance with the application Ref 19/06444/FUL, dated 11 June 2019 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 1382/08.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing garage.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. At the time of my site visit it appeared that some foundations for the home office/workshop were in place, but no other works had taken place.

Main Issue

4. The main issue in the appeal is the effect of the proposed development on the character and appearance of the host property and surrounding area.

Reasons for the Recommendation

5. The appeal property is a large semi-detached two storey dwelling. The properties on the same side of Dedmere Road as the appeal property are similar in that they feature long, relatively large rear gardens. To the rear of the appeal property is Fieldhouse Lane and a business park containing office buildings and commercial premises which are visible from the house and back garden.
6. Planning permission has been granted at the appeal property for the construction of a new pitched roof to the existing flat roofed garage/workshop (reference: 17/07579/FUL). An extant Lawful Development Certificate for the construction of a new detached home office/workshop also exists (reference: 17/08472/CLP). The extant proposals result in a 100mm gap between the garage and home office/workshop, where as the proposal before me combines the two elements, joining the proposed home office/workshop to the existing garage as well as some minor fenestration alterations and a small increase in height of the proposed home office/workshop element.
7. The existing garage is located along the rear boundary of the back garden spanning almost the entire width. The proposed change from a flat roof to a pitched roof would increase the height of the building, but the resultant building would not appear out of place or dominant when viewed from the appeal property in the context of the business park behind. Furthermore, the modest height and width of the proposed home office/workshop element mean it would not appear dominant or incongruous in the context of the host property or the existing garage.
8. The generous size of the rear garden and the siting of the proposal means that sufficient space would be maintained between the development and the dwelling for it not to compete with the main dwelling. I accept that there are no similar developments of this scale and form within the surrounding residential area. Nonetheless, there is a high fence and vegetation on the common boundaries with the neighbouring properties which would largely prevent views of the proposal and I am satisfied that the relationship with neighbouring properties would not be adversely affected, and its impact on local character limited.
9. Notwithstanding the above, the aforementioned planning permission and Lawful Development Certificate could be implemented. It is my view that the differences between the approved developments and the proposed development, insofar as the effect on the character and appearance of the area is concerned, would be largely imperceptible.
10. On the basis of the above, the proposal would comply with Policies CP9 and DM35 of the Wycombe District Local Plan (Adopted August 2019) (the 'Local Plan') which seek, amongst other things to ensure development improves the character and quality of an area. Policy DM36 also seeks to ensure extensions and alterations respect the character and appearance of the existing property and the surrounding area and are subservient in scale to the existing dwelling. Policy DM20 of the Local Plan sets out a number of matters which it states would be determined in accordance with the National Planning Policy Framework, the proposed development does not appear to feature any of these matters and this policy is therefore not applicable.

Conditions

11. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty. I have included a condition requiring the external materials to match the existing garage to protect the character and appearance of the area.

Conclusion and Recommendation

12. For the above reasons, and having had regard to all other matters raised, I recommend that the appeal is allowed.

Elizabeth Davies

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Andrew Owen

INSPECTOR