



Appeal Decision

Site visit made on 14 July 2020 by Emma Worby BSc (Hons) MSc

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 July 2020

Appeal Ref: APP/K0425/D/20/3248063

86 Carrington Road, High Wycombe HP12 3HT

- 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 Tomasz and Anna Wozniak against the decision of Wycombe District Council.
 - The application Ref 19/07729/FUL, dated 15 November 2019, was refused by notice dated 7 February 2020.
 - The development proposed is a garage extension including a dropped kerb, new roof with storage above and reconfigure external stairs to access main house.
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Decision

1. The appeal is allowed and planning permission is granted for a garage extension including a dropped kerb, new roof with storage above and reconfigure external stairs to access main house at 86 Carrington Road, High Wycombe HP12 3HT in accordance with the terms of the application, Ref 19/07729/FUL, dated 15 November 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: Site Location Plan, Block Plan 01, Proposed Plans and Elevations 03.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials set out within section 5 of the planning application form.
 - 4) The garage hereby permitted shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling of which it forms a part and their visitors and for no other purpose.

Appeal Procedure

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

Main Issue

3. The main issues in the appeal are:

- the effect of the proposed development on the character and appearance of the appeal site and surrounding area; and
- the effect of the proposed development on the living conditions of the occupiers of neighbouring properties, in relation to outlook.

Reasons for the Recommendation

Character and Appearance

4. The appeal site is occupied by a detached dwelling located on sloping ground with the dwelling at a significantly higher ground level than the road. It also has a large front garden and steps leading up to the front of the property. Adjacent to the road is off-road car parking for one vehicle and detached garage which is partially set within the hillside. The proposal would extend the width of the garage to create internal parking for two vehicles and also increase its height with a pitched roof to provide storage within the roof space. The proposed development also includes a dropped kerb and the reconfiguration of the external stairs, however the Council have raised no concerns with these aspects of the proposal and I see no reason to come to a different conclusion.
5. The garage is at the front of the site, adjacent to Carrington Road, and is highly visible from the public realm. The proposal would increase the width and height of the garage to create a development which would appear significantly larger than at present. However, as per the current garage, the proposal would be set back from the road and partially set within the sloping ground which would hide the bulk of the development. Therefore, this would reduce its impact on the surrounding area and ensure that the proposal would not be an overly dominant feature within the streetscene.
6. There are other garages serving properties on Carrington Road which are forward of the main dwelling. Although many of these are smaller than the proposed development, some are accompanied by large areas of hardstanding and retaining walls which are visible in the streetscene. It is not considered that the proposed development would be out of keeping with these types of existing development and it would therefore not have a harmful impact on the character and appearance of the area.
7. The Council have stated that the proposal would be tantamount to a separate dwelling, due to its significant size. There is no evidence to suggest that the proposal would result in the use of the garage as a separate dwelling, such as the provision of habitable accommodation. The building would also have the appearance of a typical garage and therefore it would not appear as if a second dwelling was present on the site.
8. Therefore, the proposed development would not have a harmful impact on the character and appearance of the appeal site and surrounding area and would not be contrary to Policies DM35 and DM36 of the Wycombe District Local Plan (2019). The relevant sections of these policies seek to ensure that development improves and respects the character and appearance of the existing property and surrounding area.

Living Conditions

9. Due to its location at the front of the site, the proposal would not be in close proximity to any neighbouring dwellings. Including those on the opposite side of Carrington Road which are set back from the road and at a lower ground level. Although it would be a large addition and highly visible in the streetscene, its design, which is partially set within the sloping ground, would not be an overbearing addition to the dwellings or gardens of the neighbouring properties. Due to this, and the sufficient separation distance from the neighbouring properties, the proposed garage extension would not have an adverse impact on the outlook of the occupiers of neighbouring dwellings.
10. For the reasons above, the proposed development would not be harmful to the living conditions of the occupiers of the neighbouring properties. It would therefore be in accordance with the relevant sections of Policies DM35 and DM36 of the Wycombe District Local Plan (2019) which require extensions and alterations to preserve the amenities of neighbouring properties and prevent significant adverse impacts.

Conditions

11. In addition to the standard time period for commencement of the development, I have attached a condition requiring the development to accord with the submitted plans, as this provides certainty. A condition requiring the use of materials matching that of the existing building was requested by the Council. This would not be appropriate as the materials proposed would not fully match the existing building. However, these materials are considered to be acceptable and therefore a condition has been included to ensure that the external surfaces are constructed from the materials listed on the application form.
12. The Council have also requested a condition requiring the garage to be used for the parking of motor vehicles. As the appellant has stated that this is the reason for the proposed extension to the garage, it is considered reasonable and necessary to include this condition to ensure that it is used for no other purposes, as these would have different impacts that have not been assessed in this appeal.

Conclusions and Recommendation

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

Emma Worby

APPEALS PLANNING OFFICER

Inspector's Decision

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

K Taylor

INSPECTOR