



Appeal Decision

Site visit made on 14 September 2020

by Jonathan Edwards BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 September 2020

Appeal Ref: APP/K0425/D/20/3254760

Ivy Farm, Lower Icknield Way, Longwick HP27 9RZ

- 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 Jeremy and Suzanna Wise against the decision of Buckinghamshire Council – Wycombe Area.
 - The application Ref 20/05499/FUL, dated 25 February 2020, was refused by notice dated 15 April 2020.
 - The development proposed is conversion of detached triple garage for ancillary habitable accommodation associated with the principle dwelling including 2 no. dormers and 2 no. rooflights.
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Decision

1. The appeal is allowed and planning permission is granted for conversion of detached triple garage for ancillary habitable accommodation associated with the principle dwelling including 2 no. dormers and 2 no. rooflights at Ivy Farm, Lower Icknield Way, Longwick HP27 9RZ in accordance with the terms of the application, Ref 20/05499/FUL, dated 25 February 2020, 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: 2K19/37/2 and 2K19/37/3.
 - 3) The materials to be used on the external surfaces of the development hereby approved shall be of the same colour, type and texture as those in the existing building or as specified on the approved plans.
 - 4) The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Ivy Farm.

Procedural Matter

2. The appeal form gives Chiltern District Council as the local planning authority. However, the decision notice was issued by Buckinghamshire Council.

Main Issues

3. The main issues are whether the proposal would result in the creation of a new dwelling and the effect on the character and appearance of the area.

Reasons

4. The description of the development states the proposed accommodation would be ancillary to the main dwelling and the appeal submissions indicate it would be used by the appellants' elderly relatives or younger family members. There would be no physical connection but the development would have a clear link to the house by virtue of its close proximity and the shared access, parking and garden. As such, I conclude the proposal would not represent the creation of a new dwelling even though it would provide all the facilities required for independent day-to-day living.
5. The garage is sizeable and to the front but it is perceived as an ancillary outbuilding to the house due to its close relationship, smaller size and appearance as a domestic store. The proposal would look like habitable accommodation but the dormers and other alterations would not significantly increase the building's size or alter its proximity to the main house. As such, the development would remain subservient in nature and appearance to the main dwelling. No sub-division of the property is proposed and so the scheme would not cause an incongruous or cramped development pattern.
6. For these reasons, I conclude the proposal would not harm the character or appearance of the area. Consequently, in this regard, it would accord with policies CP9 and DM35 of the Wycombe District Local Plan 2019, the Wycombe Residential Design Guide 2017 and the Wycombe Householder Planning and Design Guidance 2020. These all aim, amongst other things, to achieve a high quality of design and to ensure development responds positively to its context.

Other Matters

7. The claimed over-supply of housing is irrelevant in the assessment of the proposal as I have found it would not create a new dwelling. Also, the issue as to whether the garage building is unauthorised is not a matter for me to determine in the context of this appeal and so fails to affect my conclusions on the main issues.

Conditions and Conclusion

8. A condition listing the drawings is required for reasons of certainty and to ensure the proposal is carried out in accordance with the approved plans. To ensure the satisfactory appearance of the development a condition specifying external materials is required. I have insufficient evidence to demonstrate the proposal would be acceptable as a separate dwelling and so I impose a condition that restricts its use to ancillary accommodation.
9. For the above reasons, the appeal succeeds.

Jonathan Edwards

INSPECTOR