



Appeal Decision

Site visit made on 9 December 2020

by Andrew Dawe BSc(Hons) MSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 December 2020

Appeal Ref: APP/K0425/D/20/3259812

15 Chiltern Ridge, Stokenchurch HP14 3SZ

- 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 Tom Dean against the decision of Buckinghamshire Council.
 - The application Ref 20/06749/FUL, dated 10 July 2020, was refused by notice dated 7 September 2020.
 - The development proposed is 2-storey side extension, replacement conservatory roof and fenestration alterations to existing house.
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Decision

1. The appeal is allowed and planning permission is granted for 2-storey side extension, replacement conservatory roof and fenestration alterations to existing house at 15 Chiltern Ridge, Stokenchurch HP14 3SZ in accordance with the terms of the application, Ref 20/06749/FUL, dated 10 July 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 external surfaces of the development hereby permitted shall be constructed in the materials shown on drawing no. 51A.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 50A, 51A and 52A.

Main Issue

2. The main issue is the effect of the proposed 2-storey side extension on the character and appearance of the surrounding area.

Reasons

Main issue

3. Unlike those other houses on the same side of Chiltern Ridge comprising Nos 9-14, No 15 is side on to the street. As such, despite being roughly aligned with those others, its form appears distinctly different to them as seen from the street. Its slightly angled juxtaposition with the line of those other dwellings, due to its position at a bend in the road, also sets it apart visually from those houses to a degree. Those other properties are also themselves of varying albeit complementary designs, and the building line of Nos 9 to 14 is also significantly disrupted by varying sized front porch projections. The Council highlights that the site is located within the Chilterns Area of Outstanding

Natural Beauty. Notwithstanding this and the open nature of the side of the road opposite Nos 9-15, with its row of mature trees, the developed element of this cul-de-sac is fairly compact, with varying sized, but generally small front garden areas.

4. The proposed extension, whilst prominently sited and projecting significantly forward of the existing main side elevation, would not be an unusual feature in that context. Although it would be located close to the road, it would still be set away from it to a degree. Importantly, it would also be seen in the close context of the dwelling at No 23, diagonally opposite, which is particularly prominent when approaching the appeal site along Chiltern Ridge from the north-east, and is itself positioned very close to the road. Additionally, the extension's gable ended design would not be unusual in the context of other prominent gabled elevations at that end of the street, at Nos 18 and the north facing side elevation of No 23. The extension's relatively narrow width in relation to the existing main side elevation of the house, together with its lower ridgeline than that existing, would also ensure its subservience to the existing dwelling in terms of scale.
5. These factors would combine to ensure that the proposed extension would be an appropriate addition to the streetscene that would not stand out as an obtrusive, cramped or jarring feature.
6. The proposed extension would also be seen to some extent from the main through road, Ibstone Road. The above factors would also apply in terms of its visual effect as seen from that road with the addition of the significant degree of set back it would have from that vantage point, more so than the more prominently positioned No 23. Together with the softening effect provided by the intervening row of mature trees, these factors would combine to ensure that the proposed extension would, if anything, have even less of a visual impact as seen from Ibstone Road than from Chiltern Ridge.
7. The Council also raises concern about the precedent that the proposed extension would set for many of the other dwellings in the estate to be extended in a similar way, in terms of protecting the character and appearance of the area. However, not only are there no other properties in Chiltern Ridge that have quite the same layout and relationship to the street as No 15, but importantly any future proposals would have to be determined on their own merits as I have done in this case.
8. For the above reasons, the proposed 2-storey side extension would not cause unacceptable harm to the character and appearance of the surrounding area. As such, it would accord with policies DM35 and DM36 of the Wycombe District Local Plan and would not be at odds with the Council's Supplementary Planning Document: Householder Planning and Design Guidance which together, amongst other things, require development to respect the character and appearance of the existing property and surrounding area and be subservient in scale to the existing dwelling.

Conditions

9. The Council has suggested three conditions that it considers would be appropriate were I minded to allow the appeal. I have considered these in light of advice in the Government's Planning Practice Guidance. The standard time condition is necessary and, for the avoidance of doubt, and in the interests of

proper planning a condition requiring that the development is carried out in accordance with the approved plans is also required. Furthermore, in the interests of the character and appearance of the surrounding area, a condition would be necessary to secure the use of materials to match those of the existing dwelling, as shown on drawing No 51A.

Conclusion

10. For the above reasons, I conclude that the appeal should be allowed.

Andrew Dawe

INSPECTOR