



Appeal Decision

Site visit made on 4 January 2021 by Ben Phillips BSc MSc

Decision by R C Kirby BA(Hons) DipTP MRTPI

An Inspector appointed by the Secretary of State

Decision date: 13 January 2021

Appeal Ref: APP/G3119/D/20/3262590

33 Paget Road, Oxford OX4 2TB

- 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 Hedley Thomas against the decision of Oxford City Council.
 - The application Ref 20/01474/FUL, dated 3 March 2020, was refused by notice dated 14 August 2020.
 - The development proposed is described as demolition of the existing ground floor conservatory and construction of a 2-storey rear extension.
-

Decision

1. The appeal is dismissed.

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.

Main Issue

3. The main issues in this case is the effect of the proposal on the character and appearance of the host property and surrounding area.

Reasons for Recommendation

4. The appeal property is one of a traditional pair of semi-detached dwellings, set along a suburban street characterised by similar two storey, pitched roofed, semi-detached dwellings.
5. The extension proposed would add a two storey rear extension, with the first floor element extending wider than the existing property so that it would be visible from the front of the dwelling. Given its width, the extension would appear excessive in scale and incongruous, exacerbated by the flat roof design which is at odds with the existing pitched roof of the host property. The extension would compromise the existing character of the property, and, given that it would be visible from the highway and nearby properties, also result in harm to the character and appearance of the area.
6. The appellant sets out that a similar extension would not require planning permission, however no details of this has been provided. It is acknowledged that the extension would improve the living accommodation of the property, however, it would do so in a manner that would be harmful to the existing dwelling and street scene.

7. In light of the foregoing, I conclude that the proposed extension would detract from the character and appearance of the host property and surrounding area, in conflict with Policy DH1 of the Oxford Local Plan, which, in accordance with the provisions of the National Planning Policy Framework, requires development to be appropriate to the immediate context and of a high quality design that creates or enhances distinctiveness. There are no material considerations which indicate that the proposal should be determined other than in accordance with the development plan.

Conclusion

8. For the reasons given, and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

B Phillips

APPEAL PLANNING OFFICER

Inspector's Decision

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

RC Kirby

INSPECTOR