



Appeal Decision

Site visit made on 16 June 2021

by Christopher Miell MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 June 2021

Appeal Ref: APP/C3105/D/21/3272437

11 The Holt, Mollington OX17 1BE

- 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 Mrs Nicola Locke against the decision of Cherwell District Council.
 - The application Ref 20/02504/F, dated 13 September 2020, was refused by notice dated 16 March 2021.
 - The development proposed is a front single storey extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development upon the character and appearance of the area.

Reasons

3. The appeal property is a two-storey detached dwelling, which is positioned on the southern side of The Holt. The proposal is for a single storey extension to the front of the existing dwelling.
4. The properties on The Holt form part of a moderately size estate of residential dwellings which are accessed from Main Street. The estate encompasses Chestnut Road, The Holt and The Mead. The properties situated on The Mead form a standalone addition to the residential estate and the design and appearance of the dwellings is materially different to the dwellings on Chestnut Road and The Holt.
5. The dwellings situated on Chestnut Road and The Holt form the original residential estate and appear to date from the same architectural period. Whilst the frontages of some of the properties have been altered, such as the replacement of tile hanging with render and/or cladding, the properties are in general harmony with each other and have a homogenous architectural design, which contributes positively to the local distinctiveness of the area.
6. Despite the use of sympathetic materials and the single storey scale of the proposal, owing to the position of the extension to the front of the host building, the proposed development would give rise to a prominent feature that would be significantly at odds with the appearance of the host building and out

of keeping with the surrounding dwellings located within The Holt and Chestnut Road. Consequently, when viewed in the context of the surrounding area, the proposal would appear as an incongruous and unduly prominent form of development, which would cause significant harm to the character and appearance of the area.

7. The appellant argues that the proposed extension would not be prominent within the local street context due to the topography of the site, which slopes downwards from the pavement towards the host building. Whilst I accept that the gradient of the appeal site would limit the extent to which the proposed extension would be visible from long views, the proposal would be readily visible from localised viewpoints on The Holt, which would cause significant harm to the character and appearance of the area.
8. My attention has been drawn to several properties on the estate where front extensions have been undertaken, namely the construction of porches and garage extensions. However, I am not aware of the particular circumstances in those cases. Nevertheless, these developments are not comparable to the appeal proposal because they have not resulted in the construction of a large extension which spans a significant width to the front of the host building.
9. I am cognisant that the proposal would not result in the loss of existing soft landscaping to the front of the appeal property and that a large front garden area would remain. However, this would not outweigh or overcome the significant harm to the character and appearance of the area, which I have identified above.
10. For the collective reasons outlined above, I conclude that the proposal would significantly harm the character and appearance of the area. As such, the proposal would not accord with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Policies C28 and C30 of the Cherwell Local Plan 1996 which collectively require new development to be of a high quality design, which is sympathetic to the site's local context, including the character of the streetscene. I consider that these policies are consistent with the National Planning Policy Framework's aims of securing good, contextually appropriate design and therefore the conflict with them warrants significant weight.

Other Matters

11. The proposal would provide additional kitchen and dining space for the appellant and their family, which would improve the existing living conditions for the occupiers of the appeal property. However, such benefits would not be significant enough to overcome or outweigh my conclusions on the main issue.
12. I note that no objections were made by local residents. However, this does not alter my conclusions on the main issue.

Conclusion

13. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Christopher Miell
INSPECTOR