



Appeal Decision

Site visit made on 27 July 2021

by Mr W Johnson BA(Hons) DipTP DipUDR MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 August 2021

Appeal Ref: APP/K0425//D/21/3274206

152 Herbert Road, High Wycombe HP13 7HR

- 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 S Lillywhite against the decision of Buckinghamshire Council - Wycombe Area.
 - The application Ref 20/08261/FUL, dated 2 December 2020, was refused by notice dated 13 February 2021.
 - The development proposed is described as: 'proposed driveway for new electric charging point connection (ECPC)'.
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Decision

1. The appeal is allowed, and planning permission is granted to install a driveway with ECPC at 152 Herbert Road, High Wycombe HP13 7HR in accordance with the terms of the application, Ref 20/08261/FUL, dated 2 December 2020, and the plans with it, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved plans: Drawing1 Existing; Drawing2 Proposed a.
 - 3) Prior to the commencement of the development hereby approved, details of the permeable surfacing to be used in the development shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Procedural Matter

2. The Government published the revised National Planning Policy Framework on 20 July 2021 (the Framework), which forms a material consideration in the determination of the appeal. The main parties have had an opportunity to comment on the significance of the changes, but no comments have been received. Therefore, I will not prejudice either main party by taking the Framework into account in reaching my decision.

Main Issue

3. The main issue of this appeal is the effect of the proposed development on the character and appearance of the appeal site and surrounding area.

Reasons

4. Currently a domestic lawn is located in front of the host dwelling, which is set behind a low brick wall. The driveway would follow the contour of the land with

the proposed ECPCs facing the driveway, on the brickwork enclosing the steps up to the front door.

5. I note the assertion from the appellant that the driveway and the charging points could be installed through existing permitted development rights. However, the likelihood and merits of such a proposal are not before this appeal. In any event, during my visit, I noted numerous driveways that had been installed on properties on both sides of Herbert Road. Thus, in the wider street scene, driveways are a predominant feature that are clearly visible when viewed from the road. This forms a strong characteristic in the street scene. I consider that the proposed development would be supported by similar development at neighbouring properties, particularly those on the same side of the road as the host dwelling, maintaining a sense of rhythm in the street.
6. The resulting visual effect from the proposed development would be readily visible in the street scene, contrary to guidance contained within the Council's Householder and Planning Design Guidance 2020 (the SPD), as an area of soft landscaping would be lost. However, this would be a minor conflict, and not detrimental to the overall design aspirations of the SPD. Furthermore, the proposed development would require limited excavation works, due to its design, sloping up towards the front of the host dwelling and using the existing topography.
7. There are limited details surrounding the proposed materials to be used in the construction of the proposed development. Nonetheless, a suitably worded condition could be imposed in this instance, to ensure that otherwise unacceptable development could be made acceptable. The appellant suggests permeable surfacing could be installed in his submission, which despite the angle of the proposed development, would be beneficial in potentially reducing any future surface water run-off in accordance with the SPD.
8. For the reasons given above, I therefore conclude that the proposed development would not harm the character and appearance of the appeal site or the surrounding area. This would accord with the design, character and appearance aims of Policies CP9, DM35, DM36 of the Wycombe District Local Plan 2019, the SPD and the requirements of the Framework.

Conditions

9. I attach a condition specifying the approved plans, for certainty, and a pre-commencement condition as suggested by the appellant to ensure that the permeable surface would complement the appearance of the host dwelling is necessary in the interests of the character, appearance and drainage. I have not included a condition to install a bat or bird box, as the imposition of such a condition would not be reasonable or necessary, given that a mowed domestic lawn contributes little towards bio-diversity to justify the imposition of such a condition.

Conclusion

10. For the reasons given above, I conclude that the appeal should succeed.

W Johnson

INSPECTOR