



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: 23 August 2021

Appeal Ref: APP/K0425/D/21/3273233

239 West Wycombe Road, High Wycombe HP12 3AS

- 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 A Hussain against the decision of Buckinghamshire Council - Wycombe Area.
 - The application Ref 20/08096/FUL, dated 19 November 2020, was refused by notice dated 12 February 2021.
 - The development proposed is described as: 'construction of three storey rear extension and internal alterations following demolition of existing rear extension. Double storey front extension'.
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Decision

1. The appeal is allowed, and planning permission is granted for the construction of a three storey rear extension and internal alterations following demolition of existing rear extension and a double storey front extension at 239 West Wycombe Road, High Wycombe HP12 3AS in accordance with the terms of the application, Ref 20/08096/FUL, dated 19 November 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: 01; 03; 04; 09; 10; 100; 200; 201 and 300.
 - 3) The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those specified on the application form and submitted drawings.

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, and I have had regard to the comments received from the appellant and the Framework in reaching my decision.

Main Issue

3. The main issue of this appeal is the effect of the proposed development, particularly the two-storey front extension, on the character and appearance of the appeal site and surrounding area.

Reasons

4. It is common ground that an extant planning permission exists for a similar three storey rear extension¹ (the previous application) to the proposed scheme under the application, subject of this appeal. Therefore, the main difference on the scheme before me, when compared to the previous application is the proposed two storey front extension.
5. The proposed development will transform the existing appearance of the host dwelling, which currently comprises a traditional detached house constructed out of brick with a tile roof. The proposed development would see a palette of new materials introduced, such as stone cladding and render, which along with the notable amount of glazing in the two storey front extension will when combined result in the host dwelling having a contemporary appearance, and a fresh identity in the street scene.
6. Whilst the detached houses either side of the site are traditional in appearance, they already differ in design to the host dwelling and have rendered elements present on their front elevations. The proposed development will not result in the host dwelling becoming excessive or overly dominant when compared to its neighbours, and thus, it will still sit comfortably between its neighbours and within the wider street scene. During my visit, I also noted that other contemporary development is being, or has been constructed in the locality of the site. Overall, the proposed development would be attractive and distinctive in its appearance and of an appropriate form and scale, which compliments the appeal site and street scene of which it forms part.
7. 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 and the requirements of the Framework.

Conditions

8. I attach a condition specifying the approved plans, for certainty, and a materials condition in the interests of the character and appearance of the appeal site and surrounding area.

Conclusion

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

W Johnson

INSPECTOR

¹ 20/06290/FUL