The Planning Inspectorate

Appeal Decision

Site visit made on 27 May 2022

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 June 2022

Appeal Ref: APP/K0425/D/22/3290338
Midwinter House, Nash Lee Road, Terrick, HP17 0TQ

- 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 Taylor against the decision of Buckinghamshire Council (Wycombe Area).
- The application Ref 21/07215/FUL, dated 21 July 2021, was refused by notice dated 22 November 2021.
- The development proposed is an outbuilding.

Decision

1. The appeal is allowed and planning permission is granted for an outbuilding at Midwinter House, Nash Lee Road, Terrick, HP17 0TQ in accordance with the terms of the application Ref 21/07215/FUL, dated 21 July 2021 and in accordance with the following conditions:

   1) The development hereby permitted shall begin not later than three years from the date of this decision;

   2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building;

   3) The development hereby permitted shall be carried out in accordance with the following approved plan: 21/0210/01 Rev A;

   4) Two bird boxes should be incorporated into the development hereby permitted and be retained for the lifetime of the development.

Procedural Matter

2. The description of the proposed development is taken from the application form. In its decision notice, the Council refers to the proposal as a "detached carport/store."

Main Issue

3. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal property is a two storey detached dwelling located on a large garden plot in the countryside. It is close to a cluster of dwellings and buildings to the east and agricultural fields to the north and west.

5. The dwelling is set well-back from the road behind a large parking area, which itself is located behind a wide grass verge. The appeal site is largely surrounded by tall trees, hedgerows and planting. During my site visit, I noted that the presence of evergreen and deciduous trees and tall hedgerows combine with the setting back of the appeal property to largely obscure the front corner of the property, where a large container is located, from view. The proposed outbuilding would be located in this corner.

6. Also during my site visit, I noted the presence of outbuildings associated with dwellings – in many different forms – to be characteristic of this rural area. Consequently, outbuildings do not draw attention to themselves as unusual or uncommon features. Further, within the vicinity of the appeal site, I also noted the presence of very large buildings – associated both with farming and with commercial operations – as well as with major infrastructure works. Such features are not of a domestic scale, but the presence of hedgerows, trees and the undulating nature of the land mean that even such large buildings do not appear unduly dominant within their surroundings.

7. The proposed timber outbuilding would be modest in dimensions and taking the above into account, would be partly obscured from view, especially outside of the winter months. The careful selection of materials ensures that the proposal would appear ancillary to Midwinter House and I find that it would make effective use of a small part of a much larger area of hardstanding to the front of that dwelling.

8. Further to the above, glimpses of the proposal would be seen in the context of other nearby buildings and within an area characterised by the presence of a wide range of outbuildings.

9. Taking the above into account, I find that the proposed development would be sympathetic to local character and would respect its surroundings. Consequently, it would not harm the character and appearance of the area and would not be contrary to the National Planning Policy Framework, to Wycombe District Local Plan (2019) Policy DM35, or to the Council's Householder Planning and Design Supplementary Planning Document (2019), which together amongst other things, seek to protect local character.

Conditions

10. I have considered the conditions suggested by the Council against the tests set out in Paragraph 56 of the Framework. A condition specifying the approved plan is necessary for the avoidance of doubt and in the interests of proper planning.

11. A condition controlling external surfaces is necessary in the interests of local character.

12. The Council suggests that a condition be imposed requiring that the development integrate bird nesting bricks in an "appropriate location." However, the proposal only has a low brick plinth and would otherwise be

largely constructed of timber boarding and a tile roof. These are important design features, enabling the proposed development to appear in keeping with the character of other outbuildings in the area.

13. Given the above and in the absence of any detailed information, it is not clear how nesting bricks might be integrated into the proposed development or how many such bricks would be required. However, the Council's officer's report does refer to the inclusion of two bird boxes.

14. Taking the above into account, I find that a condition requiring the provision of two bird boxes is necessary in the interests of the protection and enhancement of biodiversity.

Conclusion

15. For the reasons given above, the appeal is successful.

N McGurk

INSPECTOR