

Appeal Decision

Site visit made on 25 July 2022

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 August 2022

Appeal Ref: APP/K0425/D/22/3297786

5 Crossways, Oak Crescent, High Wycombe HP12 4SU

- 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 and Mrs M Puleston against the decision of Buckinghamshire Council.
 - The application Ref 22/05020/FUL, dated 5 January 2022, was refused by notice dated 10 March 2022.
 - The development proposed is a part 2 storey and part first floor front extension.
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Decision

1. The appeal is dismissed.

Preliminary issue

2. Although access to the site was not provided for my site visit, I saw everything I needed to see from nearby public vantage points.

Main issue

3. The main issue is the effect of the proposal on the character and appearance of the terrace of houses and the local area.

Reasons

4. Crossways is a short terrace of 5 houses sitting within a modern residential estate. In contrast to some of the simpler designs of nearby houses, this terrace has an intricate form including cat slide roofs and cut out sections of main roofs. No 5 is at the end of the terrace, fronting the street and with a public right of way to the side. At the front it has a cat-slide roof over a large, open porch area.
5. The proposal would replace that cat-slide with a 2 storey gable fronted extension. The Council's *Householder Planning and Design Guidance* Supplementary Planning Document (SPD) advises that front extensions will be highly visible in the street scene so particular care should be taken to ensure that they do not detract from the appearance of the dwelling or the general character of the street. In this case, the house is particularly

prominent in views from the street, due to its position on the outside of a bend, and from the footway.

6. This is an interesting terrace of houses which adds to the variety and appearance of the area. Its uniformity is not so important that there is no room for flexibility and change, particularly for this end of terrace property, but the proposal is for a bulky and box-like front extension that would not be well detailed or proportioned. The articulation which gives the terrace its character would be missing from the extension, creating a bland and poor quality feature. This would be distinctly harmful in this position very close to the street and the footway, where the extension would be a focal point in views.
7. I conclude that the proposal would unacceptably harm the character and appearance of the terrace and the local area. It therefore conflicts with the aims of Wycombe District Local Plan Policies DM35, DM36 and the SPD, to ensure that development is of high quality design and appropriate character, including in terms of scale and form.
8. I note that no local residents have objected, but do not find that sufficient reason to override my conclusion on the main issue. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR