
Appeal Decision

Site visit made on 28 September 2022

by L Page BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th October 2022

Appeal Ref: APP/G3110/D/22/3304180

32 Field Avenue, Oxford, Oxfordshire OX4 6PL

- 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 John Elo against the decision of Oxford City Council.
 - The application Ref 22/00569/FUL, dated 6 March 2022, was refused by notice dated 10 May 2022.
 - The development proposed is two storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The site is located at 32 Field Avenue at the end of a terrace of two storey dwellings, in a prominent corner location at the junction of Field Avenue and Gentian Road. The front elevation is set back from Field Avenue, and the side elevation is set back from Gentian Road, respecting the forward building lines therein.
4. These setbacks, derived from the existing dwelling's relatively large garden areas, help create a degree of openness within the street scene and soften the prevailing built form. Broadly speaking, they are an important characteristic of other corner dwellings throughout the area.
5. The proposal would introduce a two storey side extension that would continue the form and massing of the existing dwelling without sufficient subservience or relief. This would erode the openness between the side elevation of the existing dwelling and Gentian Road and breach the forward building line. Given the prominent corner position of the site, this would be a very noticeable change in the pattern of development.
6. Whilst I appreciate a gap of around 1.4 metres has been retained, this is very limited in extent and would not preserve a sufficient level of openness, due to the scale and massing of the two storey side extension, which is significant relative to this gap.

7. Similarly, whilst there is a brick wall of appreciable scale enclosing the site, the scale and massing of the two storey side extension would be significantly above the height of the wall and associated erosive effects of the extension would still be clearly visible.
8. The general appearance of the proposal, insofar as it integrates with the appearance of the existing dwelling, is not disputed by the Council and has not been determinative in my assessment.
9. Overall, the proposal would harm the character and appearance of the area and conflict with Policy DH1 of the Oxford Local Plan 2020, which among other things requires high quality design and placemaking.

Other Matters

10. Whilst I acknowledge the planning history associated with the site, there is no evidence of an extant planning permission or fallback position, and I have considered the proposal based on its own merits in accordance with the development plan and any other material considerations.
11. The location of the proposal relative to services and public transport, or in relation to the effects on the living conditions of neighbouring occupiers, among other things, are not matters in dispute and have not been determinative in my assessment.
12. It may be the case that another planning application¹ was made for similar development in the area. However, the full details are not in front of me to determine any potential implications under the appeal.

Conclusion

13. For the reasons given, the appeal is dismissed.

Liam Page

INSPECTOR

¹ 17/02794/FUL