



Appeal Decision

Site visit made on 15 September 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26th October 2022

Appeal Ref: APP/D3125/D/22/3298713

64 Dunstan Avenue, Chipping Norton, Oxfordshire OX7 5LX

- 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 G Davis-Batchelor against the decision of West Oxfordshire District Council.
 - The application Ref 21/03596/HHD, dated 1 November 2021, was refused by notice dated 29 March 2022.
 - The development proposed is demolition of existing conservatory and new 2 storey extension to rear.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the area and whether the proposal would conserve and enhance the natural beauty of the Cotswold Area of Outstanding Natural Beauty (AONB).

Reasons

3. The appeal site is a 2 storey detached dwelling in a residential area in the Cotswold AONB. The rear of the property backs onto a grassed area and parking court. There are clear views of the property from here as well as from Lewis Road as a result of the site being on higher ground.
4. The design of the extensions would span the width of the rear of the property. The bulk and massing created would form an incongruous addition that would appear obtrusive and incompatible with the character and appearance of the host property and the surrounding area. The proposed materials may have been drawn from the local vernacular but they would be insufficient to mitigate the harm.
5. In failing to achieve a sensitive design that responds to the local character and distinctiveness, the proposal would not conserve or enhance the character of the AONB.
6. The scheme has been subject to numerous iterations. Whilst concerns regarding the impact on living conditions may have been overcome, the scheme would still not be acceptable in terms of the impact on character and appearance. Even if there were a betterment to the living conditions of the

neighbouring property as a result of the development, it would not outweigh the harm to character and appearance.

7. The appellant says that there are numerous examples of similar extensions elsewhere in the area, citing specific examples at No 6 and No 30 Dunstan Avenue. However, I have limited information in which to be able to make direct comparisons with the case before me and in any event the site is in a different location and so the circumstances will be different. Additionally, each case is determined on its own merits and my assessment is based on the information before me.
8. The development would harm the character and appearance of the area and would not conserve or enhance the natural beauty of the Cotswold AONB. As such it would conflict with Policy OS2 and OS4 of West Oxfordshire Local Plan 2031 (Local Plan). Amongst other things, these policies require development to be of a proportionate and appropriate scale to its context and be a logical complement to the existing scale and pattern of development and character of the area. In AONB's great weight should be given to conserving landscape and scenic beauty. It also requires new development to respect the architectural quality of the area and contribute to local distinctiveness. The development would also conflict with Policy H6 of the Local Plan which requires alterations and extensions to existing dwellings should respect the character of the surrounding area.

Conclusion

9. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR