

# Appeal Decision

Site visit made on 19 October 2022

**by N McGurk BSc (Hons) MCD MBA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 15 November 2022**

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**Appeal Ref: APP/K0425/D/22/3292426**

**19 Denewood, High Wycombe, Buckinghamshire, HP13 7LH**

- 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 Mrs Anne Martin against the decision of Buckinghamshire Council (Wycombe Area).
  - The application Ref 21/08265/FUL, dated 10 October 2021, was refused by notice dated 14 January 2022.
  - The development proposed is creation of dropped kerb to front and installation of paving slabs to existing front garden.
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## Decision

1. The appeal is dismissed.

## Main Issues

2. The main issues in this case are the effect of the proposed development on the character and appearance of the area; and its effect on highway safety.

## Reasons

### *Character and appearance*

3. The appeal property is a two storey dwelling situated in a prominent corner location adjacent to Denewood's junction with Totteridge Road.
  4. The appeal property has a small front/side garden and is located in a residential area.
  5. Denewood is a cul-de-sac comprising modern two storey dwellings, with courtyard parking. Houses tend to be set behind small front gardens with longer gardens to the rear. Parking tends to be either within dedicated courtyards or garages.
  6. The presence of formal courtyard parking, gardens and occasional trees, combines with the similar appearance of dwellings to afford the area a green, and uniform character, with a pleasant sense of space.
  7. It is proposed to pave over the small garden area between the appeal dwelling and the road to the front of the house and provide a drop-kerb to Denewood. This would result in the creation of a new parking space immediately in front of the dwelling, adjacent to Denewood's junction with Totteridge Road.
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8. I find that the introduction of a parking space in the appeal property's front garden would introduce an incongruous form of development, out of keeping with the surrounding area. The proposed development would draw the eye as a feature at odds with its surroundings and would detract from the identified attributes of the area.
9. Taking the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; and to Local Plan<sup>1</sup> Policies CP9, DM35 and DM36, which together amongst other things, seek to protect local character.

#### *Highway Safety*

10. The proposal would result in the creation of a new access immediately adjacent to the Denewood/Totteridge Road junction. The small size of the proposed parking area would require a vehicle to manoeuvre in such a way that it would need to reverse into or away from the public highway adjacent to a junction.
11. I find that this would inevitably result in conflicting movements with vehicles using the junction. Totteridge Road in this location is a busy urban road and cars pulling into Denewood, especially from the south, would have limited visibility of any vehicle movements to or from the appeal property.
12. Given the above, I find that the proposal would result in harm to highway safety contrary to the National Planning Policy Framework; to Local Plan Policy DM33; to Buckinghamshire Council Local Transport Plan 4 (2016); and to the Buckinghamshire Council Highways Development Management Guidance document (2018), which together amongst other things, seek to ensure safe and secure access.

#### **Other Matters**

13. Whilst I note that the proposed development would result in convenient parking for the appellant, this is not a factor which outweighs the significant harm identified above.

#### **Conclusion**

14. For the reasons given above, the appeal does not succeed.

*N McGurk*

INSPECTOR

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<sup>1</sup> Reference: Wycombe District Local Plan (2019).