



Appeal Decision

Site visit made on 22 November 2022

by H Wilkinson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 December 2022

Appeal Ref: APP/D3125/D/22/3305573

33 Church Road, Long Hanborough, Oxfordshire OX29 8JE

- 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 Paul Trimble against the decision of West Oxfordshire District Council.
 - The application Ref 22/01327/HHD, dated 11 May 2022, was refused by notice dated 5 July 2022.
 - The development proposed is a two-storey rear extension
-

Decision

1. The appeal is allowed and planning permission is granted for a two-storey rear extension at 33 Church Road, Long Hanborough, Oxfordshire OX29 8JE in accordance with the terms of the application, Ref 22/01327/HHD, dated 11 May 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following plans:
 - Location plan (UK Planning Maps)
 - Proposed site plan (Buy A Plan)
 - Proposed block plan
 - Proposed elevations and floor plans
 - 3) The materials to be used in the external surfaces of the extension shall match those used in the existing dwelling.

Preliminary Matter

2. In the interests of clarity and conciseness, I have taken the description of development from the Council's decision notice.

Main Issue

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

Reasons

4. The appeal site lies within a row of housing and is one half of a semi-detached unit. The immediate area contains a mix of house types, many of which have extensions of differing scale, appearance and siting. Whilst the positioning of properties within their plots and set back from the highway is generally consistent along the highway, the varied form and appearance of dwellings is the most noticeable characteristic of the area.
5. The Council's main concern relates to the form of the proposal, in particular the projection of the proposed extension beyond the existing side elevation. Owing to the set back of the proposed extension, modest offset and existing front gable, I do not find that it would be unduly prominent within the street scene. Overall, the scale of the proposed extension would be sufficiently secondary and subservient to the host dwelling whilst the roof structure and external materials would be in keeping with the appeal property. For these reasons and given the variety of extensions along Church Road, the appeal development would not be an incongruous or dominant form of development.
6. Accordingly, I find that the proposed development would not harm the character and appearance of the area. The proposal therefore accords with Policies OS2, OS4 and H6 of the West Oxfordshire Local Plan 2031. Amongst other aspects, these policies seek to ensure development proposals are of a high design quality which contribute to local distinctiveness and where possible enhance the character and quality of the site's surroundings. The proposal is also consistent with the objectives of the West Oxfordshire Design Guide 2016 and the National Planning Policy Framework, which seek to secure good design.

Conditions

7. I have had regard to the various planning conditions suggested by the Council and have considered them against the tests in the Framework and the advice in the Planning Practice Guidance. I have made minor amendments as necessary to comply with those documents and for clarity and consistency.
8. In addition to the standard time limit condition, and in the interests of certainty, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. A condition requiring matching materials is also necessary in the interests of the character and appearance of the area.

Conclusion

9. For the reasons outlined above, having regard to the development plan as a whole and all other relevant material considerations, the appeal is allowed.

H Wilkinson

INSPECTOR