



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: 15 December 2022

Appeal Ref: APP/D3125/D/22/3292998

80 Rousham Road, Tackley OX5 3AN

- 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 Russell Crawley against the decision of West Oxfordshire District Council.
 - The application Ref 21/03695/HHD, dated 9 November 2021, was refused by notice dated 13 January 2022.
 - The development proposed is a loft conversion with dormer construction at the rear and installation of two roof lights on the front roof slope
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The Council's delegated report alleges harm to the character and appearance of the area and the living conditions of the occupants of neighbouring properties with particular regard to overlooking. Nevertheless, the Council's reason refers only to the effect of the proposal on the character and appearance of the area. I have therefore defined the main issue accordingly.

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 residential area and comprises one half of a semi-detached dwelling. The property occupies an elevated position, set above the entrance pathway and features a sloping rear garden enclosed by timber fencing and mature hedgerows. Although the wider area is characterised by a mix of house types, the appeal property sits within a row formed of 2 semi-detached units and a small terrace, all of are of a similar scale and positioning. This provides a sense of symmetry and balance which contributes to the character and appearance of the area.
5. The proposed development seeks to convert the existing loft space and to incorporate a flat roof dormer. The effect of the changes would effectively create a 3 storey building when viewed from the side and rear.
6. The introduction of a flat roof would be at odds with the existing 2-storey, pitched roof form of the host property and neighbouring dwellings and would unduly disrupt the existing levels of symmetry they display. Moreover, the

scale of the proposal would not be sufficiently secondary or subservient. It would overly dominate the appearance of the host dwelling. Therefore, whilst it is acknowledged that there are no properties located to the rear of the appeal site, the proposal would nevertheless be an incongruous and obtrusive form of development.

7. Accordingly, I find that the proposed development would harm the character and appearance of the surrounding area contrary to 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 highway design quality which contribute to local distinctiveness and where possible enhance the character and quality of the site's surroundings. The proposal is also inconsistent with the objectives of the West Oxfordshire Design Guide 2016 which promotes development which reflects and enhances local character. The proposal is also inconsistent with the objectives of the National Planning Policy Framework which look to secure good design.

Conclusion

8. For the reasons outlined above, having regard to the development plan as a whole and all other relevant material considerations, including the Framework, the appeal is dismissed.

H Wilkinson

INSPECTOR