



Appeal Decision

Site visit made on 6 December 2022

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 January 2023

Appeal Ref: APP/K0425/D/22/3307573

66 Dean Garden Rise, High Wycombe, Buckinghamshire, HP11 1RE

- 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 Ms E & A Morley against the decision of Buckinghamshire Council.
 - The application Ref 22/06923/FUL, dated 13 July 2022, was refused by notice dated 20 September 2022.
 - The development proposed is single storey rear & front extensions. 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 proposed development upon the character and appearance of the surrounding area.

Reasons

3. The appeal property is a 2 storey house with attached flat roofed garage. The house has a mansard roof appearance at the front with the lower roof slope forming the first floor. A single storey flat roof porch extends out to the front and is joined at the side by the garage which is set back slightly behind it. The house is one of a group of three similarly designed houses which are linked to each other by their side garages. There is also a group of four houses sharing the same design on the opposite side of the road.
4. Elsewhere along the road, groups of houses share a variety of common designs. However, the key characteristics shared by most houses were flat roofed front extensions and side garages.
5. The proposed development would include converting the garage and extending it to the front, level with the porch. The flat roofs would be replaced with a dual pitched roof over the porch and extended frontage. The pitched roof and gable end would be conspicuous and at odds with flat roofed front projections which characterise the street scene. As such it would harm the character and appearance of the area and conflict with Policies DM35 and DM36 of the Wycombe District Local Plan (2019) and the Householder Planning and Design Guidance Supplementary Planning Document (2020) which require high quality development that respects the character and appearance of the surrounding area.

Conclusion

6. For the reasons given above I conclude that the appeal should be dismissed.

P D Sedgwick

INSPECTOR