



---

## 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/22/3307150**

**6 Gossmore Walk, Marlow, Buckinghamshire, SL7 1QZ**

- 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 Ballinger against the decision of Buckinghamshire Council.
  - The application Ref 22/06408/FUL, dated 14 April 2022, was refused by notice dated 14 July 2022.
  - The development proposed is proposed part single, part two storey side & rear extension with garage conversion & new front porch along with removal of fake timber beams.
- 

### Decision

1. The appeal is allowed and planning permission is granted for part single, part two storey side & rear extension with garage conversion & new front porch along with removal of fake timber beams at 6 Gossmore Walk, Marlow, Buckinghamshire, SL7 1QZ, in accordance with the terms of the application Ref 22/06408/FUL, dated 14 April 2022, subject to the conditions in the attached Schedule.

### Main Issue

2. The main issue is the effect of the proposed development upon the living conditions of neighbouring occupiers of 5 Gossmore Walk, with particular regard to outlook.

### Reasons

3. The appeal property is detached and set back behind the building line of the neighbouring house, 5 Gossmore Walk. The gap between them is narrow at the front of the appeal property but widens between their side walls because the appeal property is laid out at an angle to No 5. Occupiers of No 5 will already be used to seeing a section of the gable end of the appeal property from their rear windows and garden. The effect on their outlook will diminish looking further down their garden as the appeal property side wall angles away from the rear of their house.
4. The proposed development would include a 2 storey extension on the side and rear of the house increasing the expanse of side wall close to the boundary with No 5. However, it would be angled away from No 5's rear windows and the hipped roof would, to an extent, break up its mass. It would not be so dominant as to obstruct peripheral views from the rear of No 5 to such a degree, or create such an overbearing presence, that it would unduly harm the living conditions of

No 5's occupants. The proposed development would therefore comply with Policies DM35 and DM36 of the Wycombe District Local Plan (2019) and the Householder Planning and Design Guidance (2020) which require development to preserve the amenities of neighbours.

### **Conditions**

5. I have considered the conditions suggested by the Council. In addition to the standard condition which limits the lifespan of the planning permission I have specified the approved plans to provide certainty. A condition requiring matching materials is necessary to ensure a satisfactory finished appearance. A condition requiring ecological improvements is necessary to improve biodiversity and a condition preventing additional windows on the side elevations is necessary to protect the living conditions of occupiers of neighbouring properties.

### **Conclusion**

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

*P D Sedgwick*

INSPECTOR

### **Schedule of Conditions**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg Nos: 02F, 03A, 04.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 4) All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. In order to increase biodiversity opportunities, either a bird box, bat box or a bug hotel shall be installed within the site curtilage of the development hereby permitted prior to its initial occupation and thereafter retained for the lifetime of the development.
- 5) No further windows or openings of any kind shall be inserted in the first floor flank elevations of the development hereby permitted.

**\*\*\*End of Conditions\*\*\***