



Appeal Decision

Site visit made on 15th December 2022

by Megan Thomas K.C. Barrister-at-Law

an Inspector appointed by the Secretary of State for Levelling Up, Housing and Communities

Decision date: 20 January 2023

Appeal Ref: APP/K0425/D/22/3304290

**Mylor, Yew Tree Drive, Widmer End, High Wycombe, Buckinghamshire
HP15 6NW**

- 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 Stephen White against the decision of Buckinghamshire Council.
 - The application Ref. 22/05235/FUL dated 25 January 2022, was refused by notice dated 14 June 2022.
 - The development proposed is single storey front, side and rear extensions.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the host dwelling and the streetscene.

Reasons

3. The appeal site comprises a detached bungalow with a rear conservatory situated on Yew Tree Drive, a cul-de-sac of five residential bungalows. The appeal site is bound to the north and south by neighbouring dormer bungalows, to the west by the garden of a residential dwelling accessed from Brimmers Hill and to the east by Yew Tree Drive.
4. The five bungalows and their outbuildings have a graduated front building line and are generally built in close proximity to one another. There was formerly a single garage near the northern boundary of the appeal site, but it has been demolished.
5. The proposed development proposes single storey extensions to the front, rear and both north and south flanks of the bungalow. The rear extension would have a flat roof with three rooflights. It would be a similar depth to the existing conservatory. The front/southern side extension and front/northern side extension would project forward of the existing front elevation. The front/southern side extension would change a flat roof to a pitched roof. The front/northern side extension would be a similar width to the recently demolished garage. It would have a pitched roof.

6. Whilst there is scope to extend the bungalow, the proposed front extensions would result in front projections which would create an unsympathetic bulk and mass detrimental to the visual appearance and character of the host dwelling. They would fail to respect the existing character of the streetscene and result in an overly dominant development. I also agree with the Local Planning Authority that the proposed resulting array of fenestration along the front elevation would contribute to the dominant appearance.
7. In addition, the resulting roof profiles viewed from the front would create an unduly fussy and over-complicated arrangement of 4 pitched roofs with the fifth pitch of the main roof behind. This is not in my view a high quality design. The original more modest lines of the host dwelling would become lost, particularly with the front projections as designed.
8. Consequently, I conclude that the proposed development would unduly harm the character and appearance of the host dwelling and the streetscene. It would be in conflict with policies DM35 and DM36 of the Wycombe District Local Plan (adopted 2019) and section 8 of the Housing Planning and Design Guidance Supplementary Planning Document.

Conclusion

9. I have borne in mind that there would be economic benefits flowing from creating new development, and benefits in creating more living space at the property. However, these do not outweigh the harm I have identified above.
10. Having taken into account all representations made, for the reasons given above I dismiss the appeal.

Megan Thomas K.C.

INSPECTOR