



Appeal Decision

Site visit made on 1 February 2023

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th February 2023

Appeal Ref: APP/G3110/D/22/3307625

173 Hollow Way, Cowley, Oxford, OX4 2NE

- 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 Andrew Wyatt against the decision of the Oxford City Council.
 - The application Ref 22/00477/FUL, dated 22 February 2022, was refused by notice dated 21 July 2022.
 - The development proposed is loft conversion with dormers; raising in height of existing outrigger.
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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 building and surrounding area.

Reasons

3. The appeal site is the end property in a small terrace of three houses on the corner of Hollow Way and Barracks Lane. A side access separates the house from a similarly designed pair of semi-detached houses. That pair of houses and the appeal property and adjoining house have conjoined 2 storey rear projecting wings with pitched roofs. Trees and bushes limit views of them from the school that backs on to the site. There are also trees along the grass verge next to the footway on Barracks Lane on the approach to the junction with Hollow Way. These restrict views of the rear of the houses from the road, which are also limited because Barracks Lane angles away from the appeal site as it approaches the junction. Nonetheless, they are visible to pedestrians using the footway and as such they contribute to the street scene to some degree.
4. The proposed increase in height of the 2 storey rear wing above that of the adjoining house and replacement of the shared pitched roof with 2 mono pitched roofs would appear awkward, out of balance and at odds with the neighbouring houses. As such it would harm the appearance of the host property and its adjoining neighbour and the immediate surroundings. Only part of the dormer proposed on this section of roof would be visible from Barracks Lane because it is set back from the gable end, and the dormer on the main roof would be hidden behind it. However, even partial glimpses of the dormer on the rear wing would add to the incongruous appearance that I have identified, particularly as dormers are generally found on main roofs rather than

rear outriggers and there are none on neighbouring properties. Overall, I conclude that the proposed development would harm the appearance of the host property and immediate area and as such would conflict with Policy DH1 of the Oxford Local Plan 2036 (2020) which requires high quality design that enhances local distinctiveness. Paragraph 127 of the National Planning Policy Framework (2021), referred to in the Council's decision, deals with the development of design policies rather than the quality of design and is not directly relevant.

Other Matters

5. I have had regard to the examples of extensions provided by the appellant but none of them appeared to be directly comparable with the current appeal proposal. In any case, I have come to my own view regarding the development rather than relying on the approach the Council may have taken elsewhere.

Conclusion

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

P D Sedgwick

INSPECTOR