



Appeal Decision

Site visit made on 23 February 2023

by M Aqbal BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 March 2023

Appeal Ref: APP/D3125/D/22/3306840

47 Eynsham Road, Oxfordshire, Cassington OX29 4DJ

- 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 and Mrs Jackson against the decision of West Oxfordshire District Council.
 - The application Ref 22/01972/HHD, dated 14 July 2022, was refused by notice dated 30 August 2022.
 - The development proposed is rear extension, loft conversion, new dormer, new raised roof, minor internal works.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property comprises a detached bungalow amongst a group of bungalows. Whilst there is some variance in the designs of these bungalows they are of a similar height, detailing and materiality. Together, these bungalows have a cohesive appearance and scale and are settled within the street scene.
4. To facilitate the dormer extension, the roof of the appeal property would be altered. Whilst the extended roof would retain its original pitched form, the increase in the height of the property and the insertion of roof lights would appreciably alter its appearance making it conspicuous amongst this particular row of bungalows.
5. The extension to the rear would be logical because this largely extends over the existing footprint of the property. However, the proposed dormer extension would be set just below the ridge of the roof and would almost extend the full width of the roof. Moreover, the dormer extension because of its limited and small fenestration, would be dominated by its beige render finish which would overwhelm and fail to assimilate with the roof of the appeal property. In particular, the dominant scale of the proposed dormer extension would be evident from the access which is to the side of the appeal property.
6. As such, the scale and design of the proposal would harmfully alter the appearance of the appeal property, to the detriment of its design and the character and appearance of the area. Accordingly, I find conflict with Policy

OS2 of the West Oxfordshire Local Plan 2031, adopted September 2018, ('LP') which amongst other things requires all development should form a logical complement to the existing scale and pattern of development and/or the character of the area. I also find conflict with Policy OS4 of the LP, which states that new development should contribute to local distinctiveness and where possible enhance the character and quality of the surroundings.

Other Matters

7. Whilst the appellants' assert that neighbouring houses have similar roofs and extensions, I have not been provided with details of these.
8. I have noted the appellants' reasons for requiring the proposed extension, which is because the current facilities are inadequate for their needs. Regardless, these are personal matters that do not heavily influence the planning merits of the case and the need to make planning decisions in the wider public interest. Also, there is no certainty that support for the proposal would safeguard the Green Belt or countryside from development. Therefore, I attach limited weight to these reasons in support of the proposal.

Conclusion

9. For the above reasons, I conclude that the appeal should be dismissed.

M Aqbal

INSPECTOR