

Appeal Decision

Site visit made on 10 May 2023

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th June 2023

Appeal Ref: APP/K0425/D/23/3315988

6 Totteridge Avenue, High Wycombe, Buckinghamshire HP13 6XJ

- 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 A Mahmood against the decision of Buckinghamshire Council.
 - The application Ref 22/06934/FUL, dated 13 July 2022, was refused by notice dated 18 November 2022.
 - The development proposed is a part double storey rear extension and dormer.
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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 house and the local area.

Reasons

3. 6 Totteridge Avenue is a 2 storey semi-detached house with a 2 storey rear wing and a single storey rear conservatory, located on a hillside on a residential street where most of the houses are of similar design. The proposal is to remove the conservatory and infill the space at the back with what would effectively be a 3 storey flat roofed extension. The description of development on the application form refers to a double storey extension plus a dormer, but the proposal is for a full extension at second floor level, rather than a dormer structure inset in the roof.
4. No 6 is set near to the top of the street, with the ground sloping down to the rear and to the southeast side where the extension is proposed. There is a gap for a private drive to that side and No 6 sits forward of No 8 next door, so that this side elevation is a prominent, elevated feature in views from further down Totteridge Avenue. The proposed extension would continue the line of the main existing side wall and would only be set down marginally from the main roof, resulting in a bulky, outsize structure with no significant articulation to break up its massing. The high level flat roof would furthermore be an awkward and incongruous design element. I note that some other nearby houses have box dormer windows at the back, but these are smaller structures set within the roof slope so are not comparable.

5. I find that the proposal would create a visually dominant structure that would pay little regard to the scale and proportions of No 6 or other nearby houses. I therefore conclude that it would unacceptably harm the character and appearance of the house and the local area. It conflicts with the shared aims of policies DM35 and DM36 of the Wycombe District Local Plan, Sections 10 and 11 of the Council's Householder Planning and Design Guidance Supplementary Planning Document and the National Planning Policy Framework, to secure high quality design that respects the character and appearance of the existing property and surrounding area, including in terms of scale, form, layout and detailed design of rear extensions and roof extensions.
6. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR