



Appeal Decision

Site visit made on 4th March 2024

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

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

Decision date: 8th April 2024

Appeal Ref: APP/K0425/D/24/3336297

49 Fennels Way, Flackwell Heath, Buckinghamshire HP10 9BX

- 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 C Finnis against the decision of Buckinghamshire Council.
 - The application Ref.23/07298/FUL, dated 14 September 2023, was refused by notice dated 30 November 2023.
 - The development proposed is "ground floor extensions to existing dormer bungalow, roof extensions to provide rooms within plus internal alterations - alternative to address reasons for refused scheme 23/06210/FUL".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

Character and appearance of the area

3. 49 Fennels Way is a detached dormer bungalow situated on the south-western side of Fennels Way on a corner plot. It has a single storey garage. To its north west is no.51 which is a detached chalet bungalow. To its south east is no.47 which is also a bungalow and this is separated from the appeal site by a road which has bollards across it to prevent vehicles using it as a through route. It is used by pedestrians and cyclists.
4. The appeal bungalow is small but is in a reasonably generous plot. It sits about 2.5m from the common boundary with no.51 Fennels Way and has an in and out access/egress and has room for on-site parking at the front.
5. The area is residential with Fennels Way being a private road. The dwellings are detached bungalows and detached two storey houses predominantly. Some have been extended and improved and some rebuilt.
6. The proposed development would substantially remodel the bungalow by, amongst other things, extending it with two gables at the front and extending the roof. The ridge height would be the same as that of the existing bungalow and the first floor area would be increased over the existing building and

extensions with the eaves raised by about 1.5m. It would have a large crown roof. The resulting dwelling would appear markedly different than at present.

7. Whilst the design has sought to keep the eaves at a level broadly in keeping with the eaves of the bungalows on either side of the appeal site, the result is a building with awkwardly long roof slopes on the outer elements at the front, with a bulkier roof form to the rear. The building is bulky as there is a large crown roof and two traditional gables at the rear. The flanks would be deep and the south eastern flank would be reasonably well exposed to public views.
8. Given the resulting footprint, depth, design to the front and exposed flank and the large crown roof, the proposed development would be discordant in the streetscene. It would be over dominant, particularly given the cluster of bungalows in the immediate area. It would unduly draw the eye and unduly interfere with the rhythm of dwellings along the south west side of Fennels Way.
9. I have borne in mind that some more efficient use of the plot could be made and that the existing dwelling appears somewhat disjointed and incoherent. Those factors are not sufficiently weighty to lead me to grant permission. I have also had regard to other development that has taken place in the area and other planning permissions granted, however, I have determined this proposal on its own individual merits in the particular location proposed.
10. I conclude that the proposed development would unduly harm the character and appearance of the streetscene and would be contrary to policies DM35 and DM36 of the Wycombe District Local Plan (adopted 2019) and the Householder Planning and Design Guidance Supplementary Planning Document (adopted 2020).

Conclusion

11. Having taken into account all representations made, for the reasons given above, I dismiss the appeal.

Megan Thomas K.C.

INSPECTOR