



Appeal Decision

Site visit made on 22 March 2024

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09.04.2024

Appeal Ref: APP/V3120/W/23/3331205

West Cottage Stanford Road, Buckland, Faringdon, SN7 8QL

- 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 Brian Thornley against the decision of Vale of White Horse District Council.
 - The application Ref P23/V1750/HH, dated 25 July 2023, was refused by notice dated 5 October 2023.
 - The development proposed is Demolition of existing outbuilding and its replacement to feature garaging and various ancillary uses.
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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 area.

Reasons

3. West Cottage is a semi-detached 2 storey house. At the rear of the house there is a small lawn surrounded by a gravel access and parking area, to the back of which is a wooden stable block and a separate garage which are the same height and share a similar roof pitch. The adjoining property faces the road with the appeal property sat behind it. Consequently, the appeal site is not visible from the road.
4. The proposed development would replace the stables and garage with an L shaped wooden building. The single storey section in place of the stables would contain a garden room, tack room and gym. The section replacing the garage would have a higher roof and contain a store, garage and car port on the ground floor and a bedroom and bathroom on the first floor.
5. The South Oxfordshire and Vale of White Horse Joint Design Guide (2022) (JDG) recommends that garages should be simple functional buildings and not include domestic features such as dormer windows. The proposed development would include a large dormer window serving the first floor bedroom above the garage, and floor to ceiling windows across the full width of the garden room on the ground floor. It would be subservient to the main house and not visible outside the site, because of surrounding vegetation and the neighbour's house and outbuilding obscuring views of it. Nonetheless, it would be out of keeping with outbuildings nearby. Although they are a similar height, they generally

appear as single storey buildings with a uniform roof height. Rooflights instead of dormer windows give them a functional, simple form, rather than the more domestic appearance of the proposed development. Overall, I conclude that the proposed development would be out of keeping with the site and surrounding area and therefore conflict with Policy CP37 of the Vale of White Horse District Local Plan 2031 part 1 (2016) and the guidance in the JDG which require high quality design that is appropriate to its site and the surrounding area.

Other Matters

6. I have considered all other matters raised in support of the appeal, including the absence of public representations and the proposed development's use as ancillary accommodation. However, for the reasons above I conclude that the appeal should be dismissed.

Conclusion

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

P D Sedgwick

INSPECTOR