



Appeal Decision

Site visit made on 1 May 2024

by B J Sims BSc (Hons) CEng MICE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13TH May 2024

Appeal Ref: APP/Y3940/D/24/3338532

1 Greenway Avenue, Chippenham, Wiltshire, SN15 1AH

- 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 Mrs Tracey Rogers against the decision of Wiltshire Council.
 - The application Ref PL/2023/05793, dated 12 July 2023, was refused by notice dated 17 November 2023.
 - The development proposed is the erection of a two-storey extension.
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Decision

1. The appeal is dismissed

Main Issue

2. The main issue is the effect the proposed two-storey extension would have on the character and appearance of the existing property itself and of the local street scene.

Reasons

3. The local street scene is made up of conventional, mainly two-storey, semi-detached or terraced, pitch-roofed dwellings, some with side and rear extensions, but providing a visually regular street frontage. No 1 Greenway Avenue is an exception to that pattern in as much as it stands as an individual detached property at an angle to the junction of Greenway Avenue with Greenway Lane.
4. Given the particular location of the appeal site, there is nothing objectionable in principle to an extension of innovative and contemporary design, making an individual architectural statement in contrast with the established street scene.
5. In my judgement though, the scheme put forward in this case fails to achieve that objective. Instead of a contrasting, individual contribution to the host property and the street frontage, the flat-roofed, two-storey extension would be seen as an excessively bulky, dominant and incongruous asymmetric addition, standing forward of the existing dwelling and unbalancing its present simple but harmonious appearance.
6. It follows that the proposed built development would not fit well into the wider street scene of Greenway Avenue and Greenway Lane and would also have an adverse impact upon its character and appearance.

7. A little further south is the boundary of the Chippenham Conservation Area (CA) which includes Grade II Listed Buildings (LBs) at Nos 16-17 The Hamlet. However, I consider that the appeal site is sufficiently separated by intervening buildings and distance that the proposed development would have no adverse impact upon the settings of either those LBs or the CA as a whole.
8. There is no other planning objection, such as on amenity or parking grounds. And there would be some material planning benefit in the enlarged accommodation with respect both to the housing stock and the personal needs of the Appellant and her elderly mother, as well as in making more efficient use of the site.
9. Overall however, I conclude that the adverse impact on the character and appearance of the existing appeal property and the immediately surrounding street scene, contrary to Core Policy 57 of the adopted Wiltshire Core Strategy on design quality, is the overriding consideration in this appeal. That provision is consistent with national planning policy and the appeal proposal is to be regarded as in conflict with the development plan as a whole. This warrants dismissal of the appeal.

B J Sims

INSPECTOR