



Appeal Decision

Site visit made on 27 July 2024

by Elaine Benson BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 August 2024

Appeal Ref: APP/D3125/D/24/3343214

87 Wroslyn Road, Freeland, Oxfordshire OX29 8HL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs P Giblin against the decision of West Oxfordshire District Council.
 - The application Ref is 24/00002/HHD.
 - The development proposed is described as 'construction of part single-storey and part two-storey extension to dwelling, involving demolition of existing single-storey garage, with associated alterations to existing dwelling - revised proposal following Refusal of Planning Permission dated 13/09/2023 in respect of application Ref:23/01794/HHD'.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of part single-storey and part two-storey extension to dwelling, involving demolition of existing single-storey garage, with associated alterations to existing dwelling at 87 Wroslyn Road, Freeland, Oxfordshire OX29 8HL in accordance with the terms of the application, Ref 24/00002/HHD, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 22305/01, 22305/03A and 22305/08.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the appeal proposal on the character and appearance of the host property and the surrounding area.

Reasons

3. The appeal property (No 87) stands on the main road through Freeland, adjacent to an access to a neighbouring farm. The house is set back some 25m from the road behind a large front garden in a most spacious plot. The evidence indicates that the two-storey house has previously been enlarged. Whilst the simple character and plan form of the original building may have

gone as the Council asserts, it is also necessary to determine whether the proposed extension is acceptable in its context.

4. The combined size of the existing and proposed extensions would be large. However, the proposal includes the removal of the detached garage; there would be space around the proposed extension, and the combination of extensions would still amount to secondary and subservient additions to the original property in terms of their footprint, height and volume. Furthermore, in my judgement the appeal proposal represents the development of a property which is not of any particular architectural merit or historic or otherwise defined character. I consider that the proposal would broadly conform to the objectives of the West Oxfordshire Design Guide relating to extensions and alterations.
5. In respect of the wider context, the extended property would respond to and be in keeping with the varied character and mixed architectural form of developments along Wroslyn Road, including the larger, also extended properties in the vicinity. Overall, the resulting development would be acceptable within the street scene.
6. In conclusion, the proposal complies with the aims of Policies OS2, OS4 and H6 of the West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide, the National Design Guide which among other things, and of relevance to the appeal proposal, seek to preserve the character and visual amenity of an area. There would be no conflict with the design policies of the National Planning Policy Framework.
7. For the reasons set out above and having regard to all other matters raised, the appeal is allowed. I have included a condition identifying the approved drawings for the avoidance of doubt and in the interests of proper planning. External materials are required by condition to match the existing house.

Elaine Benson

INSPECTOR