



Appeal Decision

Site visit made on 18 November 2024

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 December 2024

Appeal Ref: APP/J0405/D/24/3353009

79 Drayton Road, Newton Longville, Buckinghamshire MK17 0BH

- 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 & Mrs Hall against the decision of the Buckinghamshire Council.
 - The application 24/02504/APP.
 - The development is described as proposed single storey front infill extension and first floor side extension.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the development on the character and appearance of the host property and area in general.

Reasons

3. The appeal site is a detached property within a predominantly residential area. Properties vary in terms of design and form within the area.
4. The Vale of Aylesbury Local Plan Design Supplementary Planning Document (2023) (the SPD) highlights that extensions should remain subservient to the original building and should not overwhelm the property. The SPD considers that in order to be subservient side extensions should be set back from the front of the original building. The proposed side extension is set back from the front of the property and has a lowered roofline.
5. The SPD also states that extensions which close an important gap within the street scene or lead to a terracing effect will not be accepted. Confirming that the extent of the gap should be determined by the pattern of development in the area, however, should not be less than 1m wide in urban areas and a greater space may be required on the edge of towns or in rural areas in order to preserve the open character of an area.
6. An Inspector noted in a previous appeal decision¹ that the appeal site is on the edge of the village of Newton Longville where a distance of greater than 1m would be appropriate. The Inspector considered that an essential feature of

¹ APP/J0405/A/09/2098662

the character of the immediate locality is a sense of spaciousness provided by the relatively low density of development, highway verges and generous front building lines to properties, noting that the gaps between properties are in general well over 2-3m and more in some cases. I agree.

7. I observed during my site visit that the gap between properties further along Drayton Road reduces, notwithstanding this these properties are predominantly smaller properties where the gap between properties follows the prevailing pattern of built form.
8. The single storey front extension which would physically link the existing garage to the property would be a prominent addition to the property. The combination of the proposed extensions along with the existing form of the property would not respect the site.
9. I find that the proposed development would harm the character and appearance of the host property and area in general. There is conflict with Policy BE2 of the Vale of Aylesbury Local Plan 2013-2033 (2021) which seeks amongst other things for developments to respect the character of site and surroundings, complementing local distinctiveness and vernacular character of the locality.
10. There is also conflict with the Framework which seeks amongst other things to ensure developments are of good design.

Conclusion

11. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR