



Appeal Decision

Site visit made on 5 December 2024

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 12 December 2024

Appeal Ref: APP/K0425/D/24/3347718

16 Carrington Avenue, Flackwell Heath HP10 9AL

- 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 Coral Fountain against the decision of Buckinghamshire Council (Wycombe Area).
 - The application Ref is 24/05431/FUL.
 - The development proposed is demolition of an existing rear conservatory and detached garage. The construction of front, rear, side and roof extensions.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of an existing rear conservatory and detached garage; the construction of front, rear, side and roof extensions at 16 Carrington Avenue, Flackwell Heath HP10 9AL in accordance with the terms of the application Ref: 24/05431/FUL, subject to the conditions set out in the schedule at the end of the decision letter.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the street scene.

Reasons

3. The appeal property is a detached bungalow on the south west side of Carrington Avenue in a predominantly residential area, comprising mainly detached bungalows, but also chalet bungalows and houses. There is an access road to the immediate south-east of the property, linking Carrington Avenue with Highlea Avenue, serving the garages to properties fronting Chiltern Green.
4. The proposal would incorporate single and two storey extensions to the front, side and to the rear. It would raise the height of the roof with a half hipped roof adjoining No 14, and two storey gable projections to the front and to the rear. Two dormers would be added to the front and roof lights at the rear.
5. Although the majority of properties along this part of Carrington Avenue are bungalows, a number in the vicinity and in the surrounding roads have been altered so that the pattern of development in the wider area comprises a mix of bungalows, chalet bungalows as well as two storey properties. Design styles vary as well with hipped and gable roofs, as well as front dormers and front gables. The appearance of the resultant properties, from the front, are often asymmetrical, with gable projections, for example, being to one side of the property.

6. I consider that the two front dormers would sit comfortably on the front roof slope and would be appropriately sized and set in from the roof sides and set down from the roof ridge.
7. The addition of dormers, as well as the cat slide roof and front gable would all continue features which are characteristic of properties in the immediate and wider vicinity. I do not agree with the concerns raised by the Council that it would have a cluttered or awkward appearance in terms of its front, side and rear elevations and roof forms. I consider that the proposal would be well proportioned and designed as a cohesive and unified composition. It would be readily assimilated into the varied street scene.
8. The half-hipped roof design adjoining No 14 has taken account of the side facing window to a habitable room at No 14. It would also assist in ensuring an appropriate gap to the neighbouring property. Although this form of roof line is not prevalent in the local street scene, its small scale in relation to the proposed design solution would not be visually intrusive or unduly prominent in the street scene.
9. The Council has also raised a concern that if approved, the design solution would set a precedent for other proposals in the future. However, each proposal must be judged on its individual merits and I do not consider that any weight can be attached to this concern.
10. I am therefore satisfied that the proposal would respect the street scene. There would be no conflict with Policies DM35 and DM36 of the adopted Wycombe District Local Plan (2019) and the National Planning Policy Framework and in particular Section 12, all of which, amongst other matters, seek a high quality of design which respects the local context.
11. The proposal would not comply with all of the detailed guidance in the Council's Householder Planning and Design Guidance SPD (2020). However, I have found that the proposal would respect the character and appearance of the local area. In the particular circumstances of this case, and for the reasons set out above, I consider that there would be justification for an exception to be made to these parts of the SPD.
12. The Appellant has drawn my attention to a permission granted by the Council in Chapel Road which is considered very similar to the proposal before me. However, my decision is based on the planning merits of the proposal before me.

Conditions

13. In terms of conditions, the materials should accord with those set out within the materials schedule on the application forms to respect the character and appearance of the existing property and of the local area, and the approved plans should be listed for the avoidance of doubt and in the interests of good planning.
14. I shall also add conditions to require the side facing landing window to be obscure glazed and the roof lights facing to the side to have a minimum internal cill height, as well as a further condition to restrict the insertion of any additional windows in the side elevations, without specific permission from the Council, to protect the amenities of surrounding neighbours.

15. My attention has not been drawn to any parking or highways concerns in the local area and, given the size of the front garden area, I do not consider it necessary to impose a condition in respect of the on-site parking arrangements.
16. In the interests of working towards achieving a net increase in biodiversity and ecological features, proportionate to the development proposed, I shall impose a condition to require one or more ecological features to be installed prior to first occupation of the extensions hereby permitted.

Conclusion

17. For the reasons given above and having regard to all other matters raised, I conclude that this appeal should be allowed.

L J Evans

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with those set out on the schedule of materials on the application form.
- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 2470-01 001 rev 1.0; 2470-01 002 rev 1.0; 2470-01 003 rev 1.0; 2470-01 004 rev 1.0; 2470-01 011 rev 1.0; 2470-01 012 rev 1.0; 2470-01 013 rev 1.0; 2470-01 014 rev 1.0; 2470-01 015 rev 1.0; 2470-01 016 rev 1.0; 2470-01 017 rev 1.0; 2470-01 018 rev 1.0; 2470-01 019 rev 1.0.
- 4) Notwithstanding any indication otherwise on the plans hereby approved, before first occupation of the extensions and loft conversion hereby permitted, the proposed first floor landing window in the side elevation of the development hereby permitted shall be glazed with obscure glass and thereafter so retained.
- 5) Notwithstanding any indication otherwise on the plans hereby approved, before first occupation of the extensions and loft conversion hereby permitted, the side facing rooflights shall have a minimum internal cill height of 1.7m above the finished floor level of the room in which they are installed, and thereafter so retained.
- 6) No additional windows or openings, other than those shown on the approved plans, shall be inserted in the flank elevations of the development hereby permitted.
- 7) Before first occupation of the extensions and loft conversion hereby permitted, at least one bird box, bat box or bug hotel shall be installed within the site curtilage of the development hereby permitted and thereafter retained and maintained.