



Appeal Decision

Site visit made on 28 December 2024

by **A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 20 January 2025

Appeal Ref: APP/W2845/D/24/3347944

34 Broad Lane Evenley Brackley NN13 5SF

- 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 B Douglass against the decision of the West Northamptonshire Council
 - The application Ref is 2024/1699/FULL
 - The development proposed is Front and side single storey extension.
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Decision

1. The appeal is allowed and planning permission is granted for Front and side single storey extension at 34 Broad Lane Evenley Brackley NN13 5SF in accordance with the terms of the application, Ref 2024/1699/FULL and the plans submitted with it, 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 plan: DOU 566 PA 010.
 - 3) The annex development hereby approved shall not, at any time be occupied as a sole or main residence independently of 34 Broad Lane, Evenly, Brackley.

Preliminary Matter

2. The application form refers to the proposal as an 'extension' whereas the reason for refusal (RFR) asserts that the accommodation 'would be self-contained', consequently the main issue relates to how the proposed additional accommodation would be occupied.

Main Issue

3. The main issue is whether the proposed development would be ancillary to the main dwelling.

Reasons

4. The appeal site is a substantial detached house with many rooms but, as plans provided identify, lacking bedrooms or bathroom at ground floor level. Notation on the submitted plans show a wheelchair turning circle, make reference to 'level threshold' and show an interconnecting door with the main house. These points, with

other parts of the submission, indicate that the proposal intends to provide accessible ground floor living space for occupiers of the main dwelling, the use of which would thereby be ancillary to, and comprised within, the primary use as a single dwellinghouse. The additional entrance which the Council object to is clearly necessary for this purpose because, as the plans make clear, steps must be negotiated to give access to the existing kitchen and ground floor WC from the existing main entrance.

5. I have not identified any conflict with Policy SPD1 or Policy SS2 of the South Northamptonshire Local Plan (Part 2) 2011-2029 (SNLP2) which supports residential extensions within established residential areas. Further it is not explained why concerns as to independent use arise as the officer report expressly describes this (second) proposal as a 'linked annex' which indicates an ancillary, and not independent, status. In any event, concerns as to independent use of an annex would be readily addressed by a suitably-worded condition.
6. On that basis, taking all matters raised into account, I conclude the proposal accords with the development plan taken as a whole such that the appeal succeeds subject to the usual plans and timing conditions and an occupancy condition as my reasons explain.

Andrew Boughton

INSPECTOR