



Appeal Decision

Site visit made on 10 June 2025

by **N McGurk BSc (Hons) MCD MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 24 June 2025

Appeal Ref: APP/K0425/D/25/3365068

26 Brecon Way, High Wycombe, Buckinghamshire, HP13 5NN

- 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 Pawel Malek against the decision of Buckinghamshire Council.
 - The application Ref is 24/07771/FUL.
 - The development proposed is construction of side/rear extension to lower ground floor with pitched roof and internal mezzanine.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. A previous application for the construction of a single storey side/rear extension was approved in 2023¹. The proposed development the subject of this appeal differs in design to the previously approved proposal. The proposal the subject of this appeal would be wider, taller and larger than the previously approved proposal.

Main Issues

3. The main issues in this case are the effect of the proposed development on the character and appearance of the area; and its effect on the living conditions of the occupiers of Number 28 Brecon Way, with regards to outlook.

Reasons

Character and appearance

4. The appeal property is a brick-built terraced dwelling located on a relatively steep hillside slope. It forms one of a row of similar dwellings arranged in staggered plots, such that rear external gardens are located immediately adjacent to the rear elevation of neighbouring dwellings.
5. Dwellings in the terrace have parking areas and small gardens to the front and the local topography results in the appeal dwelling, like neighbouring dwellings in the same terrace, appearing as two stories from the front and three stories from the rear. The similar appearance of dwellings within the terrace combines with the pattern of development to contribute a positive sense of uniformity to the area.

¹ Reference: 23/05312/FUL.

6. As noted above, the appeal dwelling benefits from planning permission for a side/rear extension. Whilst the permitted development, were it built, would be of a modest height and would retain space to the neighbouring boundary with Number 28 Brecon Way, the proposal the subject of this appeal would extend across the full width of the rear garden and up to the shared boundary with No 28.
7. I find that this, combined with the significant height of the proposal, would result in the proposal appearing as a considerable addition that would largely fill the rear garden area, leading the appeal dwelling to appear somewhat squeezed into its plot. The harm arising from this would be exacerbated as a result of the proposal drawing attention to itself as a feature out of keeping with the existing pattern of development in the area.
8. Consequently, the proposal would, due to its height, width, scale and siting, result in an incongruous form of development.
9. Given the above, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to Policies DM35 and DM36 of the Wycombe District Local Plan (2019); and to the Council's Householder Planning and Design Supplementary Planning Document (2020), which together amongst other things, seek to protect local character.

Living conditions

10. In extending all the way to the boundary with No 28, the proposal would result in the presence of a very tall and dominant form of development rising well above the tall-shared boundary fence. The height, depth and immediate proximity of the proposal would result in it appearing to "loom" above No 28's rear garden area to an overbearing degree.
11. Given this, the proposal would unduly dominate the outlook from No 28's rear garden area and I find that the proposed development would harm the living conditions of the occupiers of Number 28 Brecon Way, with regards to outlook, contrary to the National Planning Policy Framework; to Policy DM35 of the Wycombe District Local Plan (2019); and to the Council's Householder Planning and Design Supplementary Planning Document (2020), which together amongst other things, seek to protect residential amenity.

Conclusion

12. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR