



Appeal Decision

Site visit made on 17 October 2025

by **B J Sims BSc (Hons) CEng MICE MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 03 November 2025

Appeal Ref: APP/J0405/D/25/3372644

63 Oxford Road, Aylesbury, Buckinghamshire, HP19 8RL.

- 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 Khalid Rahman against the decision of Buckinghamshire Council.
 - The application Ref is 25/01274/APP.
 - The development proposed is replacement of existing single-storey garage with two-storey garage and gym and erection of single-storey front extension and front porch cloakroom.
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Decision

1. The appeal is allowed and planning permission is granted for replacement of existing single-storey garage with two-storey garage and gym and erection of single-storey front extension and front porch cloakroom at 18 Oxford Road, Aylesbury, Buckinghamshire, HP19 8RL, in accordance with the terms of the application, Ref 25/01274/APP and Drawing No 001, dated 15 April 2025, submitted with it, subject to the conditions set out in the Schedule appended to this Decision.

Preliminary Matter

2. The development description above reflects that set out on the decision notice as most clearly defining the appeal proposals.

Planning Issues

3. The main issue is the effect the proposed built development would have on the character and appearance of the appeal property and the local area. I also consider its implications for neighbouring residential amenity.

Reasons

Character and Appearance

4. The Council considers there to be no objection to the proposed front porch and cloakroom extension and I agree that it would be in keeping with the main house and have no adverse impact on the street scene.
5. The proposed two-storey replacement garage and gym building would be virtually of the scale and character of a dwelling. In its style and finishes, the outbuilding would match both its host dwelling and the closely adjacent terrace at Nos 1-13 Gatehouse Road.

6. The present single-storey garage appears clearly subsidiary to the dwelling at No 63 Oxford Road, whereas its brick-built, two-storey, pitch-roofed replacement would be seen as more closely related visually to the neighbouring terrace.
7. The chief question for this appeal is whether that altered visual relationship would have any unacceptably detrimental effect on the character, appearance or amenity of the appeal property or the wider street scene.
8. I consider that the proposed building would appear broadly in harmony with the street scene of Gatehouse Road. Moreover, while seen in the context of the adjacent terrace, in scale it would still be subsidiary to the significantly larger dwelling at No 63 Oxford Road, plainly sharing the parking and manoeuvring space along its flank frontage, within a well-defined and enclosed curtilage.

Amenity

9. The Council accepts that the proposed building would have no harmful impact on neighbouring residential amenity with respect to such as light, privacy or dominance. In my consideration, neither would it be unduly intrusive in the outlook from any other property, given my prior finding that it would broadly harmonise with the prevailing street scene.

Conditions

10. Notwithstanding the foregoing findings, it is appropriate that approval be conditioned to ensure that the use of the proposed outbuilding remains ancillary to No 63 Oxford Road, as proposed, with no conversion or occupation as an independent dwelling or unit of rental accommodation. This is to protect the character of the site and surroundings.
11. Further conditions are appropriate, as suggested without prejudice by the Council, to ensure that sufficient off-street car parking and manoeuvring space is maintained, in the interests of highway safety. In addition, in order to safeguard the privacy of neighbouring dwellings, no openings should be allowed in the south-west elevation of the new building and all first-floor windows in its south-east elevation should be obscure glazed with opening restricted. The standard condition on the use of matching finishing materials should also be applied.

Conclusions

12. For the reasons explained and subject to those conditions, I consider the appeal proposal to be compliant with the relevant Policies BE2-3 of the adopted Vale of Aylesbury Local Plan, as supported by supplementary design guidance. Together, consistent with the national policy, these provide that new development should respect its site, local character and amenity, with outbuildings remaining subservient to their host.
13. Therefore, having also considered every other matter raised in the written representations, I conclude that this appeal should be allowed.

B J Sims

INSPECTOR

APPENDIX

SCHEDULE OF PLANNING CONDITIONS

1.

The development hereby permitted shall begin not later than three 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 match those used in the existing dwelling.

3.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no openings shall at any time be inserted in the south-west elevation of the garage and gym building hereby permitted without the prior written approval of the Local Planning Authority

4.

All windows at first floor level in the south-east elevation of the garage and gym building hereby permitted shall not be glazed or reglazed other than with obscured glass to minimum of level 3 and shall be non-opening unless the parts of any first floor window that can be opened are more than 1.7m above the internal floor level.

5.

Prior to the occupation of the garage and gym building hereby permitted the car parking, garaging and manoeuvring area, at ground floor level, shall be laid out and constructed in accordance with the approved drawings. The ground floor car parking and garaging shall thereafter be permanently retained for use ancillary to the dwelling currently known as 63 Oxford Road, Aylesbury, HP19 8RL, and shall be reserved for the parking of vehicles only and shall not be used for any other purpose.

6.

The replacement garage and gym outbuilding hereby permitted shall only be used in connection with and ancillary to the main dwelling house currently known as 63 Oxford Road, Aylesbury, HP19 8RL. The outbuilding shall at no time be converted into or occupied as an independent dwelling or planning unit or rented out as overnight accommodation.