



Appeal Decision

Site visit made on 24 October 2025

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

an Inspector appointed by the Secretary of State

Decision date: 26 November 2025

Appeal Ref: APP/J0405/W/25/3369569

Avenue Lodge, Stratford Road, Buckingham MK18 1NY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Neil Burnside against Buckinghamshire Council.
 - The application Ref is 25/01020/APP.
 - The development proposed is Two storey side extension.
-

Decision

1. The appeal is allowed and planning permission is granted for Two storey side extension at Avenue Lodge, Stratford Road, Buckingham MK18 1NY in accordance with the terms of the application Ref 25/01020/APP and the plans submitted with it subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 2. The development hereby permitted shall be carried out in accordance with the following approved drawing EDL2333-01 J.
 - 2) Notwithstanding the notes appearing on the approved plan, the materials to be used for the external surfaces, including window and doors, brickwork bond and pointing, and roofs of the development hereby permitted, shall be of the same colour, type and texture as those used in the existing building.
 - 3) Prior to the commencement of work above slab level, large scale details of eaves, ridge cresting and bargeboards, projecting porch and plinth shall be submitted to, and approved in writing by, the local planning authority. The development shall proceed in accordance with the approved details.

3. Main Issues

4. The main issue is the effect of the proposed development upon the character and appearance of Avenue Lodge, being a Non-Designated Heritage Asset (NDHA).

Reasons

5. The Council's justification for the NDHA status of Avenue Lodge is limited to its architectural form and (undefined) heritage value. Avenue Lodge is an already-extended nineteenth-century building likely originally built as a modest gatekeeper's lodge associated with the entrance to a tree-lined drive leading, perhaps, to a major house in Maids Moreton. Entrance lodges were usually modestly-sized dwellings with a practical purpose but typically reflecting the status of the main house. In this case the Lodge has not adopted a stylistic but a generic nineteenth-century architectural approach. My observations, noting subtle differences in materials found, indicate that the original floor plan was likely very limited and related to an L-shaped footprint which includes the parts now identified as kitchen and dining room on the submitted plan¹.
6. My attention has been drawn to a previous appeal decision². Whilst consistency in decision-taking is essential for confidence in the planning system, the design has been adjusted in an important respect with a step-down to the extension. Further, my own assessment of the existing building differs in terms which are material to the conclusion to be reached, being the likely original form of the original building and the effect of the previous, permitted, extension.
7. It appears from the planning history provided³ and my own observations that the original building had been significantly extended to become the 'linear form' referred to by the Council and in the previous appeal. The resulting two storey addition at the rear has significantly enlarged the likely original footprint but also introduced an upper floor with uncharacteristic dormer windows in detail and proportions that lack the vertical emphasis of nineteenth century fenestration. Although that earlier extension is located at the rear such that the narrow frontal appearance of the original building was retained, the Lodge's forward positioning renders it prominent in approach views from the east, significantly increasing the apparent bulk of the building and therefore undermining its character as a gatekeeper's lodge.
8. The Council suggest that the proposed extension (mistakenly referring to it as single storey⁴) would be detrimental to the overall appearance and significance of this NDHA with the principal elevations remaining 'relatively unaltered'. However, as my preceding comments make clear, the building has already been significantly changed in terms of its visible mass in the street scene impacting upon its original 'gatehouse' character.
9. The proposal would add width to the original building in its frontal view and obscure the east-facing gable and its prominent profiled barge boards. However, the design of the gabled extension has taken care to apply appropriate proportions and repeat the offset appearance of the gable it would be concealing. In doing so, by the device of a stepped roof with small gabled porch and stepped plinth, the proposal would reintroduce an opportunity for compatible detailing, including the bargeboards and joinery such as the porch and this would make a positive contribution. Equally, although the proposal would thereby diminish the impact of

¹ Including stairway and shower room

² Ref 3354022 – referred to by the appellant

³ Likely the works approved 14/01859/APP 'demolition of existing single storey rear extension and replacement . With a two-storey rear extension and dormer windows....'

⁴ In heritage consultation response at 'discussion'.

the existing extension which would be less apparent in the east approach view, the use of render as noted to the upper storey would diminish these beneficial aspects of the proposal as an unsympathetic use of material.

10. Policy BE1 of the Vale of Aylesbury Local Plan (VALP) requires that development affecting an NDHA should be weigh the direct and indirect impact upon the asset and its setting. Overall, I find the issues finely balanced but conclude that, subject to the omission of the use of render which can be addressed by condition, the proposal would not cause harm to the NDHA or to its setting. I therefore conclude the development would accord with the development plan and, in consequence, taking all matters raised into account, the appeal should succeed subject to the usual plans and timing conditions and conditions relating to the use of characteristic detailing and matching brickwork.

Andrew Boughton

INSPECTOR