



Appeal Decision

Site visit made on 8 February 2010

by **K G Smith BSc(Hons) MRTPI**

an Inspector appointed by the Secretary of State
for Communities and Local Government

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Decision date:
15 February 2010

Appeal Ref: APP/K0425/D/10/2120199

Tempus, Chinnor Road, Bledlow Ridge, High Wycombe HP14 4AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr B Keeping against the decision of Wycombe District Council.
- The application Ref 09/06915/FUL, dated 25 September 2009, was refused by a notice dated 17 December 2009.
- The development proposed is the erection of a detached single garage.

Decision

1. I allow the appeal, and grant planning permission for the erection of a detached single garage at **Tempus, Chinnor Road, Bledlow Ridge, High Wycombe HP14 4AE** in accordance with the terms of the application Ref 09/06915/FUL, dated 25 September 2009, and the plans submitted with it, subject to the following 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 extension hereby permitted, including the external paintwork to the walls, shall match those used in the existing dwelling.
 - 3) The existing hedgerow on the front and side boundaries of the site shall be retained at a minimum height of 1.8 above the level of the roadside pavement for a period of 5 years following completion of the development hereby permitted. Should any part die, or be damaged during the course of development, replacement planting shall be undertaken in accordance with a scheme to be submitted to and agreed in writing by the local planning authority.

Main issues

2. The site is within a built-up area in the green belt and it is in the Chilterns AONB. Thus, the main issues are the effects on, firstly, the AONB and, secondly, on the openness of the green belt.

Reasons

AONB

3. Two previous applications to erect a garage were refused and they led to the revised details in the proposal that is now before me. The Council advises that the Chilterns Building Design Guide encourages garages to be sited at the side
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or rear of properties and not forward of the main dwellinghouses. The reasoning for this is to prevent streets becoming dominated by large garages, driveways and parking areas. However, I have no information as to how this Guide was prepared so I am unable to afford it substantial weight in making my decision.

4. The current proposal is to erect a garage at the front of the house and parallel to the highway. Its dimensions are not shown on the submitted plan but the Council states that it would be 4.1 x 6.0 x 3.2m high. The site frontage and the adjacent side boundary are marked by a hedgerow some 1.8m high when looking from the highway, of mainly holly and hawthorn. The site of the garage has been excavated and a substantial timber retaining wall supports the base of the hedgerow. The proposal is to set the garage some 0.7m below street level.
5. In that position, and with the low pitch of the garage roof, the ridge would, in elevation, be slightly above the top of the hedgerow. However, with the garage being set back from the hedge, it would not be visually prominent. Indeed, it is likely that it would barely be seen by passers-by on foot, bicycle or by car except for an oblique view over the high solid timber entrance gate. I agree that the garage would be clearly seen if the hedgerow were to be removed but, as it provides both privacy and security to the property, I consider that this would be very unlikely.
6. "Tempus" is rendered and painted a light colour and its design does not echo the features that are often typical of traditional Chilterns' houses. The facing materials of the garage would match those of the house and, despite its low pitched roof, I am not persuaded that the design of the garage would be incongruous on the appeal site or, indeed, that the open area at the front of the property could not accommodate it easily.
7. Thus, in summary, the scale, design and proposed facing materials of the garage would be satisfactory, it would be well screened and it would not be an inappropriate size for the site. I am satisfied that it would not conflict with the relevant policies quoted by the Council from the local plan or the adopted Core Strategy that protect the character, appearance and the natural beauty of the area.

Green belt

8. Saved local plan policy GB4 provides green belt controls for the built-up areas in the green belt but a more appropriate saved policy in this case is GB7 on development in residential curtilages.
9. My conclusions above on design and visual impact apply also to this green belt issue. Thus, I am satisfied that this proposal would not constitute an intrusion into the open character or rural amenities of the area by virtue of its scale or design. There would not be conflict with policy GB7.

Conclusion

10. I have considered all other matters raised but they do not outweigh the factors that have led me to my conclusion.

11. The Council suggests that a condition be imposed to require the retention of the hedgerow at the front and side boundaries for 5 years. As stated above, it is unlikely that this would be removed but there is the possibility that the change in ground levels near to it could affect its vigour. Therefore, I will impose the condition. Also, it is necessary to ensure that the proposed external facing materials would match those of the existing house and I will require that this is done.

K G Smith

Inspector



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Your Ref: 09/06915/FUL
Our Ref: APP/K0425/D/10/2120199
Date: 15 February 2010

Dear Mr Beck

Town and Country Planning Act 1990
Appeal by Mr B Keeping
Site at Tempus, Chinnor Road, Bledlow Ridge, High Wycombe, HP14 4AE

I enclose a copy of our Inspector's decision on the above appeal.

If this appeal is subject to an application for costs, a decision on any application will follow separately, as soon as possible.

If you have queries or complaints about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm. This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

If you do not have internet access, or would prefer hard copies of our information on the right to challenge and our complaints procedure, please contact our Quality Assurance Unit on 0117 372 8252 or in writing to the address above.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 0207 947 6655.

If you have any queries relating to the costs application you should contact:

Costs and Decision Team
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Yours sincerely

James Bunten

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