

Appeal Decision

Site visit made on 15 February 2010

by **E C Grace DipTP FRTPI FBEng PPIAAS**

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

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Decision date:
3 March 2010

Appeal Ref: APP/K0425/A/09/2118787

238 Main Road, Naphill, High Wycombe, Bucks HP14 4RX

- 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 Neil Meldrum against the decision of Wycombe District Council.
- The application Ref 09/06757/FUL, dated 18/9/09, was refused by notice dated 10/12/09.
- The development proposed is extensions and alterations to enlarge the main dwelling and create an additional 1 x 1 bed attached dwelling with associated parking and insertion of 4 velux windows to side and 3 roof lights in connection with a loft conversion to main dwelling (alternative scheme to planning permission 09/06081/FUL).

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue in this case is whether the proposed development would harm the character and appearance of the host dwelling and/or the street scene.

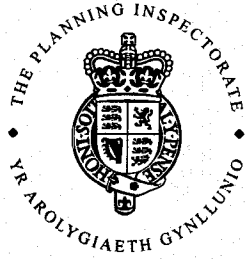
Reasons

3. The appeal property is one of a pair of semi-detached houses located on the main thoroughfare through the settlement. The locality is within the Chilterns Area of Outstanding Natural Beauty (AONB) and the immediate vicinity is primarily residential in nature, with the housing very widely mixed in age, size and design. The current proposal is the latest of five recent applications to extend the property in the apparent incremental approach to the development of this site that is being adopted by the appellant. I note the application received a favourable recommendation from the officers, but was refused by Members following a site visit. It is being presented as a minor alteration to a previously approved scheme. However, no scheme has been implemented and the entire proposal is before me for determination.
 4. Although the extension is set back from the front elevation of the main house, its ridge height would be barely lower than that of the host building and the scheme introduces a catslide roof extending from the ridge to the ground floor eaves line on the flank elevation. The height and mass of the extension would not be subservient to the main dwelling and this combined with the resultant complicated roof profiles and geometry which includes some flat roofed areas would visually compete and be out of harmony with the simple and modest form of the host 2 bedroom dwelling.
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5. In addition, whereas the existing flank wall of the existing house is relieved by fenestration, the proposal would introduce an extensive expanse of blank wall, which would be visible from and have an overbearing impact upon the street scene. In fact the only fenestration proposed to the flank elevation is a row of four small velux windows positioned rather incongruously close to the ridge line of the proposed lateral flat roofed extension.
6. Moreover, the introduction of an unbalanced distribution of fenestration in the extension would be aesthetically displeasing and out of harmony with the host building, which would be compounded by the windows in the rear elevation being of entirely different proportions to those in the front. In conclusion, I find that the evolution of the design has resulted in an incongruous mish-mash of elements that do not sit comfortably together in themselves, with the host building or the locality. I have also had particular regard to the site's location within the AONB where national advice in PPS7 attaches great weight to the highest level of protection being afforded to the area's scenic qualities.
7. Although the appellant states he and his architect regard the change to the roof design to be an improvement, I note that the submitted drawings are not accredited to any individual or firm of architects and having seen the previously approved scheme I would differ from that opinion. Moreover, whilst the appellant also maintains the two storey side extension that has been constructed at adjoining No 240 is more substantial and closer to Main Road than the appeal proposal, I regard that to be a more sympathetic design solution, as it incorporates a conventional hipped roof format and has more balanced proportions.
8. For the reasons given above I conclude that the proposed development would harm the character and appearance of the host dwelling and the street scene in contravention of Local Plan Policies G3, H17, L1, Core Strategy Policies CS17, CS19 and the Council's Residential Design Guidance and the appeal should be dismissed.

Edward Grace

Inspector



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Your Ref: 09/06757/FUL
Our Ref: APP/K0425/A/09/2118787/WF
Date: 3 March 2010

Dear Mr Beck

**Town and Country Planning Act 1990
Appeal by Mr Neil Meldrum
Site at 238 Main Road, Naphill, High Wycombe, HP14 4RX**

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

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.

Yours sincerely

Dianna Wride

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