



Appeal Decision

Site visit made on 14 June 2013

by H Butcher BSc (Hons) MSc MRTPI

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

Decision date: 29 July 2013

Appeal Ref: APP/G3110/A/13/2192497

81 Wytham Street, Oxford, OX1 4TN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Matthew Fasanya against Oxford City Council.
 - The application Ref 12/03016/FUL, is dated 19 November 2012.
 - The development proposed is single storey rear and side extensions.
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Decision

1. The appeal is dismissed and planning permission is refused for single storey rear and side extensions.

Procedural matters

2. The Council resolved at its Planning Committee on 16 March 2013 that, had it been in a position to determine the application, it would have refused permission for the scheme for reasons relating to its impact on character and appearance of the surrounding area.

Main issue

3. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

Character and appearance

4. The appeal site is located on the corner of Wytham Street and Oswestry Road. Both roads are residential and suburban in character consisting of pairs and terraces of closely spaced dwellings. However the appeal site is more spacious in character due to it being a corner plot and consequently it is visually prominent in the street scene.
 5. The ridge height of the proposed side/rear extension would be well below the main eaves height of the existing dwelling and just below the level of any first floor window sill which would go some way to limiting its visual bulk. However the roof pitches would be shallow and their overall design is at odds with the host dwelling and not characteristic of properties in this locality generally. In addition the side elevation would be blank apart from a single doorway. In view
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of its length, this would create a bland, poorly articulated side elevation. Therefore, given the prominent location of these extensions I conclude that overall the proposal would not achieve an acceptably high quality of design. Consequently it would have a harmful effect on the character and appearance of the host dwelling, street scene and surrounding area.

6. In coming to my conclusion I have had regard to the other extensions in the area but this has not lead me to change my conclusion, particularly given the specific attributes of the appeal site and its prominent location within the street scene. I have also bourn in mind the fact that Council officers recommended approval of the scheme, although for the reasons indicated above, I disagree with their judgement that it would be in keeping with the area.
7. I therefore find the proposal to be in conflict with policy CS18 of the Oxford Core Strategy 2026 which seeks to ensure development demonstrates high quality urban design through responding appropriately to the site and surroundings. Similarly it also conflicts with policies CP1 and CP8 of the Local Plan and policy HP9 of the Sites and Housing Plan which require development to show a high standard of design that respects the character and appearance of the area.
8. I note the Council has no objection to the rear lean-to element of the scheme and I see no reason to disagree with this stance. However, it is not clear to me that the appellant could or would wish to implement this independently of the rest of the proposal.
9. For the above reasons, and having regard to all matters raised, I conclude that the appeal should be dismissed.

Hayley Butcher

INSPECTOR