
Appeal Decision

Site visit made on 26 September 2016

by David Hogger BA MSc MRTPI MCIHT

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

Decision date: 29 September 2016

Appeal Ref: APP/Q1255/D/16/3154583

9 Silverdale Close, Broadstone, Poole, Dorset BH18 9JD

- 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 Rob Foden against the decision of Poole Council.
 - The application Ref APP/16/00422/F, dated 11 March 2016, was refused by notice dated 10 May 2016.
 - The development proposed is a single storey loft conversion to the existing bungalow.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the locality.

Reasons

Character and Appearance

3. Silverdale Close is an attractive residential street of detached bungalows, with all the dwellings contributing towards that attractiveness by displaying a significant degree of uniformity in terms of character and appearance. There are no chalet bungalows.
4. The proposed development would raise the ridgeline and eaves of the property and provide a first floor to the dwelling. Such development, by reason of its form, height and scale, would appear prominent and incongruous in this setting of low-rise bungalows and would significantly detract from the character and appearance of the Close.
5. On my visit I saw that elsewhere in the locality there are a number of bungalows that appear to have been extended. However, I do not have details of those developments and none of them are located in Silverdale Close. I therefore only attach little weight to this factor.
6. The National Planning Policy Framework (paragraph 56) confirms the need for good design and states that decisions should aim to ensure that development adds to the quality of an area, responds to local character and reflects the identity of local surroundings. This approach is reflected in policy PCS23 of the Poole Core Strategy which seeks to secure a high standard of design which

respects the setting and character of the site, surrounding area and adjoining buildings. This proposal does not meet those policy requirements.

Other Matters and Conclusion

7. Concerns were raised by an interested party regarding the living conditions of nearby residents, particularly with regard to overshadowing. However, no substantive evidence was submitted that would enable me to conclude that significant loss of light would occur or that there would be any other harm caused to the living conditions of neighbours that could not be overcome by the imposition of an appropriate condition (for example requiring obscure glazing in the proposed bathroom to prevent overlooking). I have therefore attached little weight to these concerns.
8. Nevertheless, for the reasons given above, I conclude that the proposed development would not sit comfortably within the street scene and would significantly harm the character and appearance of Silverdale Close. The appeal should therefore be dismissed.

David Hogger

Inspector