
Appeal Decision

Site visit made on 30 November 2016

by Olivia Spencer BA BSc DipArch RIBA

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

Decision date: 23 December 2016

Appeal Ref: APP/D0121/D/16/3158803
22 St Peters Road, Portishead BS20 6QT

- 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 Peter Berry against the decision of North Somerset Council.
 - The application Ref 16/1048/F, dated 21 March 2016, was refused by notice dated 12 August 2016.
 - The development proposed is a 2 storey side extension.
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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 St Peters Road.

Reasons

3. St Peters Road is characterised by detached and semi-detached houses set back from and at an angle to, the main north- south route of the road. This gives the street a spacious and verdant appearance. The appeal property is unusual in that it is a semi-detached house at the corner of a short cul-de-sac, and as a result it has roadside open areas both to the front and along its western side. These make a substantial contribution to the spacious and verdant character of the streetscene, and in particular to the open appearance of the entrance to the cul-de-sac.
4. The proposed development would extend the existing structure out into this open space. Whilst the projection would be marginally less than that previously proposed for a detached dwelling that was dismissed at appeal¹, it would nevertheless bring the building substantially closer to the pavement edge at the corner of the two roads. It would as a result significantly reduce the spacious character and appearance of the entrance to the cul-de-sac. In this respect it would contrast markedly with the extension to no.50 opposite. This house is one of a pair that is angled across the corner with the result that that extension, although near to the main route of St Peters Road, is no closer to the entrance corner of the cul-de-sac than its host building. Vegetation is a characteristic feature of the margins of the street and neither the presence nor

¹ APP/D0121/W/15/3132717

absence of trees has any significant effect in altering the perception of space on either corner.

5. Nos. 1 The Garstons and 1The Paddock are corner properties and have been extended. However, the street form of these corners is different to that of the appeal site. Further the extension to No. 1 The Garstons appears to step down significantly from the main body of the house minimising its visual impact. No.1 The Paddock appears to have been extended towards St Peters Road. However, the garden area within the sweeping curve of the entrance to The Paddock remains open. These two examples cannot therefore be directly compared with the appeal scheme which I have considered on its own merits.
6. The appellant has submitted photographs of other extended houses in the area. None of these share the particular characteristics of the appeal scheme or its site. I am not aware of the planning details or highway considerations of the development near to the Albion Public House, although I note that it includes a number of houses. It is evident however that both the nature of this development and its location differs from that of the appeal proposal. Whilst it may be that, as asserted by the appellant, the nature of that site would be changed by the development this has no direct bearing on the appeal scheme which as stated above I have considered on its own merits.
7. I note that the land is owned by the appellant and understand his wish for garage space sufficient to accommodate and work on his vehicles. I sympathise also with the wish to extend and up-date the house. These private desires are not sufficient however to outweigh the public interest which planning policy seeks to protect.
8. I conclude for the reasons given, that the proposed development would have a significant detrimental effect on the character and appearance of St Peters Road contrary to Policy H/7 of the North Somerset Replacement Local Plan 2007 and Policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) 2016 which require that the character of the area is protected and enhanced.

Olivia Spencer

INSPECTOR