
Appeal Decision

Site visit made on 7 February 2017

by Mike Fox BA (Hons) DipTP MRTPI

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

Decision date: 17 February 2017.

Appeal Ref: APP/G1250/D/16/3165227
31 Egerton Road, Bournemouth, BH8 9AY

- 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 and Mrs Sellwood against the decision of Bournemouth Borough Council.
 - The application Ref 7-2016-26347, dated 18 July 2016, was refused by notice dated 27 September 2016.
 - The development proposed is extension at second floor level over garage with associated works to roof.
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Decision

1. The appeal is allowed and planning permission is granted for extension at second floor level over garage with associated works to roof at 31 Egerton Road, Bournemouth, BH8 9AY in accordance with the terms of application Ref 7-2016-26347, dated 18 July 2017, 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 development hereby permitted shall match those in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 175/A/001A *Existing Floor Plans and Elevations*; 002D *Proposed Floor Plans and Elevations*; and 003A *Existing Location Plan*, all dated as received 19-07-2016.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the next door dwelling house at 29 Egerton Road and on the streetscene.

Reasons

3. The appeal property is a detached two storey dwelling, located in a maturely landscaped residential cul-de-sac. The proposed extension would be built over the existing garage at the side of the property, and would be set back from the building line of the host dwelling. Its design and use of external materials would reflect the host building and its roof height and scale would be subservient to the existing appeal dwelling.

4. The main point at issue between the parties is the relationship between the appeal property and the next door property at no. 29, and whether the proposal would respect the existing relationship and be assimilated into the streetscene in an appropriate manner. The Council's concern is that the predominant openness of the streetscene, which is reinforced by gaps between the properties, including the one between the appeal property and no 29, would be undermined by a 'terracing effect' by the proposed development. The Council also considers the proposed development to be 'cramped' and 'congested'. For these reasons it argues that the proposal would not be appropriate in the streetscene, and be contrary to the design aims of policy CS41 of the Bournemouth Local Plan - Core Strategy and the Council's Design Guide¹.
5. There are examples in Egerton Road where extensions and alterations have taken place. These give the streetscene an 'organic' feel which I do not find unattractive. Furthermore, some dwellings in the road are now physically joined by subsequent developments; the terraced dwellings in the street have variations in their building lines, which also add interest to the streetscene.
6. The gaps between the properties, however, are quite narrow, resulting in a perception of a continuous terracing effect when viewed along the length of the road, although this is partly broken up by the established roadside trees. This, together with the variations in the building line and the presence of mature trees, does not in my opinion create an unsatisfactory streetscene.
7. The proposal would still leave a gap between the appeal property and no.29. When viewed directly across the road, the proposal would be viewed and perceived as an extension rather than creating a terraced effect.
8. Taking account of the above considerations, I conclude that the proposal would not result in a harmful effect on the character and appearance of the streetscene. As such it would generally accord with the design principles in section 7 of *the Framework*² and the Council's policy CS41 and Design Guide.

Conditions

9. The Council has suggested the standard time condition and a condition referring to the approved plans, which I have included. I have also included condition (2) which is to safeguard the character and appearance of the area.

Conclusion

10. I have found that the proposed development would not harm the character and appearance of the relationship between the existing house and no.29; neither would it harm the streetscene. It would therefore accord with national policy and the development plan. For the reasons given and having regard to all other matters raised, I conclude that the appeal should be allowed.

Mike Fox

INSPECTOR

¹ Bournemouth Borough Council: Residential Extensions: A Design Guide for Householders Planning Guidance Note; 2008.

² DCLG: National Planning Policy Framework (*the Framework*); March 2012.