

Appeal Decision

Site visit made on 13 February 2017

by John D Allan BA(Hons) BTP MRTPI

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

Decision date: 27th February 2017

Appeal Ref: APP/D0121/D/16/3164878

29 Dial Hill Road, Clevedon, BS21 7HL

- 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 Andy Neads against the decision of North Somerset Council.
 - The application Ref 16/P/2033/F, dated 10 August 2016, was refused by notice dated 27 October 2016.
 - The development proposed is the extension and conversion of loft to create a first floor level including a gabled roof to front and rear elevations and a side extension of the existing house; extension of existing roof element.
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Decision

1. The appeal is allowed and planning permission is granted for the extension and conversion of loft to create a first floor level including a gabled roof to front and rear elevations and a side extension of the existing house; extension of existing roof element at 29 Dial Hill Road, Clevedon, BS21 7HL in accordance with the terms of the application, Ref 16/P/2033/F, dated 10 August 2016, 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 development hereby permitted shall be carried out in accordance with the following approved plans: Drg Nos 1607_SL02, 1607_S001, 1607_S002, 1607_S003, 1607_S004 sheet 1, 1607_S004 sheet 2, 1607_P01, 1607_P02, 1607_P03, and 1607_P04.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the Clevedon Conservation Area and the setting of a group of nearby Grade II listed buildings running between Nos 25-43 (odd) Hill Road, including the United Reformed Church and Church Hall.
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Reasons

3. The appeal property is a fairly large, contemporary styled, split-level dwelling positioned on the south-west side of Dial Hill Road within a predominantly residential area. It sits high on a ridge with land levels falling steeply away to the south and west, leading down to Hill Road which runs roughly parallel with Dial Hill Road at much lower levels. The north-east side of Hill Road is lined with a number of Grade II listed properties, all set within the Clevedon Conservation Area (CA), the boundary of which cuts through part of the appeal property's rear garden.
4. The proposal is to widen an existing single-storey annex to one side of the dwelling and to add accommodation above within an extended roof that would include fairly substantial gables to the front and rear.
5. The Council accepts that the form of the proposed extension, which includes the gabled additions with large amounts of glazing, would broadly mirror the existing gables on the opposite end of the building. I do not disagree and it is significant to note that the Council raises no concern with the outward appearance of the proposal in relation to the character or appearance of the immediate area.
6. There is a significant amount of very dense and mature vegetation on the steep land sandwiched between the backs of the properties along Dial Hill Road and Hill Road. I saw for myself that much of this provides an evergreen screen that combines with the topography to make it impossible to see the appeal property from the majority length of Hill Road, including within any contextual views of the listed buildings along this stretch, either individually or as a group.
7. The existing dwelling only becomes visible slightly further to the west nearer to the junction where Hill Road, Bellevue Road and Marine Hill converge. From this point, and from some alternative other vantage points slightly further afield but in the same direction, the existing rear facing gable to 29 Dial Hill Road, together with its roof and ridge line and side, north-west facing gable is clearly visible in the skyline. The building already stands out as a fairly prominent structure with an obvious contemporary form. Nevertheless, I saw nothing, and neither have I been directed to anything by the Council or other interested parties, about its existing form that is harmful or obtrusive in its setting. It is merely one of several other properties along Dial Hill Road that from many different aspects from within the CA can be seen sitting high above the vegetated land that provides an immediate backdrop to the properties, listed or otherwise, at the lower levels.
8. The appeal proposal would undeniably enlarge the extent of built form that would be visible from within the CA. However, this does not necessarily equate to harm. The extension would be seen as a well-considered and integrated addition that would respect the scale, form and detailing of the existing building. The new and almost fully glazed rear facing gable would be clearly seen but it would merely reflect, in a contemporary form, the prominent gabled features of the multi-storied extension to the United Reformed Church known as Averill Court, which sits immediately below along Hill Road, and similarly prominent gables on the listed church building itself.

9. Overall, I find nothing about the proposal that would harm the setting of the Clevedon CA or the setting of any nearby listed buildings; the significance of each as individual heritage assets in their own rights would therefore be unaffected. There would therefore be no conflict Policy CS5 of the North Somerset Core Strategy (2012), Policies DM3 and DM4 of the Council's Development Management Policies Sites and Policies Plan Part 1(2016), or with the National Planning Policy Framework insofar as they all work to conserve or enhance the historic environment. Neither would there be any conflict with Policy DM32 which deals with quality in design.

Other Matters

10. I have noted some concern expressed by some interested parties over how the appeal property has grown over the years from a modest dwelling to one of fairly significant size and visual presence. However, I am concerned only with the merits of the proposal that is before me and I share the Council's view that the extended building would sit comfortably on its plot and would not appear as an over-development of the site.
11. I am satisfied that the proposal represents an extension to an existing house, as was described on the application form, despite the works relating to an existing annex. Whilst I note some concern over the amount of off-street parking available at the premises I have no substantive evidence to demonstrate that there would be an increase to on-street parking in the area that could not be accommodated or that would lead to unacceptable congestion or harm to highway safety. Neither is there any evidence to support views that the proposal would lead to increased flood risk or subsidence.
12. Matters relating to the extent of land within the appellant's ownership are not directly related to the planning merits of the case.

Conditions

13. I have imposed a condition specifying the relevant drawings as this provides certainty. In order to safeguard the character and appearance of the area it is necessary to ensure that the new works are carried out in materials to match the existing.

Conclusion

14. For the reasons given I conclude that there would be no harm to the character or appearance of the Clevedon Conservation Area or to the setting of nearby Grade II listed buildings. Accordingly, and in the absence of any other conflict with the development plan, the appeal is allowed.

John D Allan

INSPECTOR