
Appeal Decision

Site visit made on 25 January 2017

by Jane Miles BA (Hons) DipTP MRTPI

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

Decision date: 06 March 2017

Appeal Ref: APP/F0114/D/16/3163505

5 Hansford Mews, Combe Down, Bath BA2 5BD

- 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 J Shousha against the decision of Bath & North East Somerset Council.
 - The application ref: 16/02587/FUL, dated 20 May 2016, was refused by notice dated 1 September 2016.
 - The proposed development is a two storey side extension.
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Decision

1. The appeal is dismissed.

Reasons

2. The **main issue** in this case is the effect of the proposed extension on the character and appearance of its surroundings.
 3. No. 5 is one of five relatively modern dwellings of similar style which sit in a tight-knit grouping around a largely hard surfaced central courtyard area. They appear to have been designed together as a single cohesive infill development. Thus the group has its own distinctive character despite being surrounded by other residential development in relatively close proximity. Nos. 2/3 and 4/5 are two semi-detached pairs in a symmetrical arrangement, with nos. 3 and 4 linked by a pair of pitched roof garages. These four dwellings and garages together constitute a very substantial block of built form, the dominant impact of which is further reinforced by the dwellings being slightly elevated above the courtyard area.
 4. The detached dwelling (no. 1) and the detached double garage belonging to no. 5 enclose the access into the courtyard area, to the west of the main group. The hard surfaced access/turning area then extends northwards to a pair of garages between nos. 1 and 2 and southwards across the front of no. 5's garage to a wall enclosing one of no. 5's two triangular garden spaces. The two storey side extension would occupy most of this triangular area. Its front wall would line through with the slightly recessed part of the existing dwelling's front wall such that it would, in effect, replace the garden wall.
 5. In this distinctive site context the proposed extension would have several adverse impacts on the character of an already tight-knit group. It would disrupt the symmetry of the main block of the development, a feature which
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contributes to its character. In particular the two storey, pitched roof extension would replace an open garden area. It would result in the loss of one of the very few open areas in Hansford Mews which help to offset the extensive areas of brick and other hard surfaces and create a sense of space in a relatively high density development. In replacing the existing garden wall with a much taller and substantial structure the extension would further enclose the courtyard area, creating an unduly dominant visual impact.

6. I therefore conclude the proposed extension would be an overdevelopment of the appeal site, harmful to the character and appearance of its surroundings in the development of which it is an integral part. In this respect and in failing to respect its local context or to achieve high quality design the proposal would conflict with the development plan, most notably saved Policies D.2 and D.4 of the Bath & North East Somerset Local Plan (2007), and with the *National Planning Policy Framework*. Given such a localised impact the extension would not have any appreciable impact on the World Heritage Site within which it is located. However neither this nor any other matter raised, including reference to other extensions elsewhere, is sufficient to lead me to any conclusion other than that the appeal must fail.

Jane Miles

INSPECTOR