
Appeal Decision

Site visit made on 30 March 2017

by Andrew Owen BA(Hons) MA MRTPI

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

Decision date: 10 April 2017

Appeal Ref: APP/Z0116/D/16/3163702

8 Beckington Road, Bedminster, Bristol BS3 5EB

- 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 Phil Beresford against the decision of Bristol City Council.
 - The application Ref 16/05198/H, dated 6 July 2016, was refused by notice dated 18 November 2016.
 - The development proposed is a single storey extension to the lower ground floor with balcony on top and the addition of patio doors to the rear elevation.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey extension to the lower ground floor with balcony on top and the addition of patio doors to the rear elevation at 8 Beckington Road, Bedminster, Bristol BS3 5EB in accordance with the terms of the application, Ref 16/05198/H, dated 6 July 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: 16/009 01, 16/009 02 Rev C and 16/009 03.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of the occupiers of the neighbouring property at 6 Beckington Road with respect to noise and disturbance.

Reasons

3. Nos 6 and 8 Beckington Road are positioned on a hillside. As a result, the parts of the rear gardens closest to the houses are around two metres lower than the ground floor level of the houses.
 4. There are bushes on the boundary between Nos 6 and 8 which are around 2.5 metres in height. This would substantially screen the proposed extension from No 6. The roof of the extension would be used as a terrace accessible from the dining room and this would be above the height of the boundary vegetation.
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However the side wall of the extension would rise above the level of the terrace to provide privacy for the users of the terrace.

5. The terrace would provide a convenient, flat outdoor recreational area for the appellant. I do not consider its size would be excessive or that it would be likely to accommodate numbers of people greater than could reasonably be expected at a residential property. Furthermore, although elevated, I do not consider this factor would mean unacceptable noise or disturbance would necessarily be caused to the occupiers of No 6 any more so than a patio at ground level, particularly as it would be well screened by the side wall of the extension.
6. As such, the development would not be likely to have a harmful effect on the living conditions of the occupiers of 6 Beckington Road. Therefore it would accord with Policy BCS21 of the Bristol Development Framework Core Strategy and Policy DM30 of the Site Allocations and Development Management Policies document which both expect proposals to safeguard the amenity of existing development. It would also align with the advice in the Guide for Designing House Alterations and Extensions Supplementary Planning Document with regard to ensuring proposals respect their context.

Conditions

7. In accordance with the advice in the Planning Practice Guidance and the National Planning Policy Framework, I have imposed the standard condition relating to the commencement of development and a condition specifying the relevant plans in order to provide certainty. I have also attached a condition relating to finishing materials so as to protect the character and appearance of the area.

Conclusion

8. For the reasons given above, and taking account of all other considerations, I conclude that the appeal should be allowed.

Andrew Owen

INSPECTOR