
Appeal Decision

Site visit made on 2 May 2017

by H Butcher BSc (Hons) MSc MRTPI

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

Decision date: 17 May 2017

Appeal Ref: APP/G1250/W/16/3162759

Grantley House, 30A Florence Road, Bournemouth, BH5 1HQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Halidon Investments Ltd against the decision of Bournemouth Borough Council.
 - The application Ref 7-2016-13152-E, dated 27 January 2016, was refused by notice dated 13 July 2016.
 - The development proposed is 3 flats.
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Decision

1. The appeal is allowed and planning permission is granted for 3 flats at Grantley House, 30A Florence Road, Bournemouth, BH5 1HQ in accordance with the terms of the application, Ref 7-2016-13152-E, dated 27 January 2016, subject to the conditions in the schedule at the end of this decision.

Preliminary Matters

2. The application was submitted in outline with only access, layout and scale to be determined at this stage. Plans have been submitted which also indicate the appearance of the development but I am considering these solely on the basis that they are for illustrative or indicative purposes.
3. The application and appeal forms give slightly different addresses for the appeal site. From the evidence before me, which includes an Ordnance survey map, Grantley House, 30A Florence Road seems to be the most accurate and as such I have used this in the banner heading and my decision above.

Main Issues

4. The main issues are the effect of the development on: (i) The character and appearance of the surrounding area, and; (ii) The Dorset Heathlands Special Protection Area (SPA), and Ramsar Site and Dorset Heaths Special Area of Conservation (SAC).

Reasons

Character and appearance

5. 30A Florence Road is a large three storey building containing residential flats. The surrounding area to the appeal site includes many such flatted developments of a similar scale which are either converted buildings or purpose built. No 30A sits on the corner of Florence Road and Grantley Road. The
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- building addresses Florence Road, but, given its prominent corner location, both the side and rear elevations can be clearly seen from Grantley Road.
6. The rear elevation of the main building has a functional rather than aesthetic appearance due to a prominent fire escape. Furthermore there is a dilapidated three bay garage to the rear of the building. The proposed three storey rear extension would be set down from the main ridge line and set well back from the Grantley Road elevation. This would give it a subordinate appearance and allow for the retention of three off-road parking spaces. The fire escape would be screened from public view by the proposed works and the garage removed. Although appearance is reserved for later consideration the plans before me demonstrate that the extension could imitate the design of the main building. Overall, therefore, the proposed extension would be a well-designed addition to the building which would present a more attractive facade to Grantley Road and would respond to its prominent corner location. As such it would have a positive impact on the character and appearance of the surrounding area.
 7. In terms of site coverage there would no significant change as the extension would sit in broadly the same position as the existing garage. I note the Council's comments that the character of the area is defined by separate buildings with good separation between them, particularly in respect of the gaps between the rear elevations and the rear boundaries. Although the proposed extension would bring the rear of the host building within close proximity of the rear boundary of the site, beyond this is a parking area for 2 Grantley Road, a more recent development of flats. A separation distance of some 20m between the two buildings would therefore be maintained. Furthermore, I think it is appropriate in this case that the building extends around and addresses the corner. Therefore, whilst the existing single storey garage could be said to provide a degree of openness I find no compelling reasons to retain this.
 8. Landscaping is reserved for future consideration. Nevertheless, I acknowledge that there would be limited space for landscaping as part of the proposed scheme. However, there is currently very limited landscaping to the rear of the site and, in any event, the scheme would, for the reasons set out above, improve the overall appearance of the site as viewed from Grantley Road.
 9. Taking the above points together I find no harm to the character and appearance of the surrounding area. As such there is no conflict with the relevant provisions of Policies CS21 and CS41 of the Bournemouth Local Plan Core Strategy (2012) (CS), 6.10 of the Bournemouth District Wide Local Plan (2002), or part 3 of the Council's Residential Development Design Guide (2008). These policies and guidance promote high quality design which both respects its surroundings, including any open areas which contribute to the character and appearance of the area, and enhances the quality of the street scene. Similarly I find no conflict with the National Planning Policy Framework (the Framework) which requires high quality design that helps improve the character and quality of an area.

SPA and SAC

10. It has been found that there is a risk of significant harm to the Dorset Heathlands SPA, and Ramsar Site and Dorset Heaths SAC as a result of the cumulative effects of new housing due to additional recreation and other urban pressures associated with such development. The proposal is for new

residential development within 400m and 5km of the SPA and SAC and as such would adversely affect the integrity of these sites. Consequently, as set out in Policy CS33 of the CS, new residential development in these areas will be required to make provision for mitigation measures to avoid the above adverse effects.

11. The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document (SPD) sets out the Council's approach to mitigating the adverse effects of new housing development. This includes physical infrastructure as part of the Heathland Infrastructure Projects, which is funded through the Council's adopted Community Infrastructure Levy. In addition to this there is Strategic Access Management and Monitoring (SAMM) which is made up of the funding of a core team to provide a co-ordinating role for SAMM, educational activities, volunteer arrangements, monitoring, and wardens. SAMM is funded by contributions from new development within the identified area of harm which are secured by a legal agreement. The rate of SAMM required for the proposed development would be £242 per flat as set out in the SPD making a total of £726.
12. The adverse effects discussed above would be suitably mitigated by the SAMM contribution. The appellant has submitted a signed and dated unilateral planning obligation which makes provision for this. On this basis I am satisfied that the development would not have an adverse effect on the Dorset Heathlands SPA, or the Ramsar Site and Dorset Heaths SAC. I therefore find no conflict with policies CS32, CS33 or CS34 of the CS which seek to protect against such harm.

Other matters

13. Whilst I note the Council are meeting and exceeding their five year supply of housing this does not alter the need to significantly boost the supply of housing as set out in the Framework and would not be a reason to refuse an otherwise acceptable development.
14. Although it did not form part of the reasons for refusal the Council have raised concern that the proposed extension would overbear the rear boundary of the site but given that the area in question is a communal parking area I find no harm in this regard. The Council also comment on the need for suitable communal amenity space, although again this is not part of the reason for refusal. Given the size of the flats proposed and the proximity of nearby public open space any undersupply of communal amenity space would not, therefore, affect the outcome of this appeal. I also find no reason to conclude that the extension would adversely affect the privacy of occupiers of adjacent properties.
15. I have considered the planning history of the site which includes previous applications for a separate three storey block of flats and I note the Council's attempt to work with the appellant in amending these schemes. However, I have determined the appeal before me on its own planning merits.

Conditions and Conclusion

16. I have undertaken some minor editing and rationalisation of the conditions proposed by the Council in the interests of precision and clarity. I attach conditions limiting the life of the planning permission and setting out

requirements for the reserved matters in accordance with the requirement of the Act. I have also included a plans condition as this provides certainty in respect of the agreed matters.

17. As appearance is a reserved matter it is not necessary to include a materials condition at this stage. However, as a guiding principle, for reasons of appearance, I have included a condition in respect of external pipework. Given the close proximity of neighbouring properties I have also including a condition requiring a construction method statement to be submitted in the interest of the living conditions of existing occupiers to the appeal building and those of neighbouring properties.
18. Conditions in respect of the provision of vehicle and bicycle parking, and a bin store are necessary to ensure this is provided in a satisfactory manner. Finally it is necessary to include a condition relating to the drainage of surface water to ensure the satisfactory drainage of the site.
19. Subject to the above conditions, the appeal is allowed.

Hayley Butcher

INSPECTOR

Schedule of Conditions

- 1) Details of the appearance and landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: 4452:1, 4452:2A, 4452:3.
- 5) Unless shown on the approved elevational drawings any pipework (with the exception of rainwater down pipes) shall be internal to the building.
- 6) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) Parking arrangements for operatives and construction vehicles working on site;
 - ii) Noise reduction measures;
 - iii) Details and siting of equipment, machinery and surplus materials on the site;
 - iv) Timings of deliveries;
 - v) Provision to ensure that access for residents in the area is not prejudiced.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

- 7) Prior to the occupation of the extension hereby permitted three car parking spaces with dimensions of 2.6m x 5.5m as shown on the approved plans shall have been constructed and surfaced in accordance with details that shall have been submitted to and agreed in writing by the local planning authority. These spaces shall be permanently retained as constructed and kept available for the residents of the building at all times.
- 8) The extension hereby permitted shall not be occupied until a secure bicycle store for at least nine bicycles to be parked has been provided in accordance with details that have first been submitted to and approved in writing by the local planning authority. The bicycle store will thereafter be retained as approved and kept available for the parking of bicycles for residents of the building.
- 9) A bin store shall be constructed in accordance with the approved details prior to the occupation of the extension hereby permitted and shall be retained and maintained for that use thereafter.
- 10) Prior to the occupation of the extension hereby permitted a scheme for the whole site providing for the disposal of surface water run-off and

incorporating sustainable urban drainage systems (SUSs) shall have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority. The scheme shall include:

- i) A scaled plan indicating the extend, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas;
- ii) Details of the method of disposal of surface water run-off for all areas including means of treatment or interception for potentially polluted run-off, and;
- iii) Scaled drawings including a cross section to illustrate the construction method and materials to be used for the hard surfacing.