The Planning Inspectorate

Appeal Decision

Site visit made on 20 June 2017

by Mr C J Tivey BSc (Hons) BPl MRTPI

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

Decision date: 10 July 2017

Appeal Ref: APP/G1250/D/17/3173438
32 Carbery Avenue, Bournemouth BH6 3LF

- 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 Hassan Mikail against the decision of Bournemouth Borough Council.
- The application Ref 7-2016-26467, dated 23 November 2016, was refused by notice dated 7 February 2017.
- The development proposed is for alterations and additions to existing house including rear extension, loft conversion and remodelled elevations.

Decision

1. The appeal is allowed and planning permission is granted for alterations and additions to existing house including rear extension, loft conversion and remodelled elevations at 32 Carbery Avenue, Bournemouth BH6 3LF in accordance with the terms of the application Ref 7-2016-26467, dated 23 November 2016, subject to the conditions as set out with the schedule attached to this decision.

Main Issue

2. The main issue is the effect of the appeal proposal on the character and appearance of the area.

Reasons

3. The appeal site is situated within a tree lined street, largely comprising large detached dwellings situated within generous plots which are set well back from the road. There is a variety of designs apparent with some quite traditional from the inter-war period and in tune with the arcadian setting. Other houses have been altered and extended over the years with contemporary examples apparent within the locality. Bay windows, hipped roofs and articulated front elevations tend to predominate, and dwellings tend to be finished in brick, render or a combination of the two.

4. The Council's key concern is with regard to the design of the flat roof elements of the proposal. These comprise a single storey side extension, set back from the front elevation, but running along the south-western side of the dwelling and beyond its rear elevation, such that it would wrap around the rear of the two storey extension which is also proposed.

5. The proposed contemporary finishes would contrast with those houses of a more traditional design within the street; but there are other similar examples nearby and that in itself is not a reason to withhold planning permission as I consider the proposal to be of a high quality. The flat roof features would not be overly apparent within the road by virtue of the distance from it and, in reality, the only publicly visible section of flat roof would be the side extension which would be subordinate in form to the host dwelling.

6. The south-western flank of the two storey flat roof extension would be subject to the odd casual glimpse from passersby, but nonetheless, such views of it would be oblique. Notwithstanding the fact that it would be visible within the rear garden scene, I find that overall, the proposal would not give rise to material harm to the character and appearance of the area in general and that by reason of its design, scale and form would not be an incongruous development within the street scene.

7. I find that the proposal complies with Section 3.1 of the Council's Residential Extensions - A Design Guide for Householders (2008) which requires any extension to respect the scale of the original building and the space around it. Whilst I acknowledge that it states that flat roofed additions are normally only appropriate on very small single storey extensions, nonetheless each case must be assessed on its own merits.

8. It is quite clearly in contrast to the form of the dwelling as it currently exists but, notwithstanding this, I consider the contemporary approach, which includes a high degree of fenestration to the rear elevation, would form part of a coherent whole. I say this, even though the eaves of the two storey extension would be higher than those of the original dwelling, the flank elevations of the proposal would be set in from those existing and I consider that the articulated form gives interest to its overall design. I also consider that the proposal complies with Policy CS41 of the Bournemouth Local Plan: Core Strategy (2012) which states that the Council will seek to ensure that all developments and spaces are well designed and of high quality.

Conclusion and Conditions

9. Therefore, for the reasons set out above and having regard to all other matters raised, I conclude that the appeal should succeed.

10. The Council have suggested a number of conditions to be imposed upon any grant of planning permission, in addition to the standard time limit condition. These include the submission of details/samples of external materials to be used in the construction of the proposal, as well as stipulating that the development be carried out in accordance with the approved plans. I find these conditions necessary and reasonable.

11. In addition, the Council has suggested that a detailed surface water drainage condition be imposed that requires a scheme for the disposable of surface water through a Sustainable Urban Drainage System (SUDS) for the whole site. It is quite clear from the consultation response received from the Council's Flooding and Drainage Manager that, whilst not concerned from a surface water flooding point of view, he wanted clarification on whether there would be an increase in impermeable surfaces on the site over the existing situation, so as to prevent an extra load being put on the public sewerage network.

12. As the proposal is essentially for extensions to an existing dwelling I consider it unnecessary for the appellant to provide details of a whole site SUDS scheme and I therefore impose a condition that only deals with surface water emanating from the proposed development before me.

C J Tivey

INSPECTOR

Schedule of 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:

   1632-01 Block & Location Plan, 1632-02 Site Plan Proposed, 1632-03 Proposed Plans, 1632-04 Proposed Plans, 1632-05 Proposed Elevations, 1632-06 Proposed Elevations, 1632-07 Existing Garage remodelled to Garden Room, 1632-08 Site Plan Existing, 1632-09 Existing Plans, 1632-10 Existing Elevations, 1632-11 Existing Garage Concept Design, 1632-06 3D Views Concept Design & 1632-18 Street Views Carbury Avenue Context photos.

3. No development shall commence until details/samples of the materials to be used in the construction of the external surfaces of the proposal hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples.

4. No extensions hereby permitted shall not be occupied until surface water drainage works associated with their construction shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of additional surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority.

   Where a sustainable drainage scheme is to be provided, the submitted details shall: Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; Include a timetable for its implementation; and Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.