



Appeal Decision

Site visit made on 16 August 2017

by Nick Fagan BSc (Hons) DipTP MRTPI

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

Decision date: 23 August 2017

Appeal Ref: APP/G1250/D/17/3176950

29 Clowes Avenue, Hengistbury Head, Bournemouth, Dorset BH6 4ER

- 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 & Mrs Bourne against the decision of Bournemouth Borough Council.
 - The application Ref 7-2017-11735-C, dated 6 March 2017, was refused by notice dated 2 May 2107.
 - The development proposed is described as ground and first floor extension and re-model existing dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for ground and first floor extensions and re-model existing dwelling at 29 Clowes Avenue, Hengistbury Head, Bournemouth, Dorset BH6 4ER in accordance with the terms of the application, Ref 7-2017-11735-C, dated 6 March 2017, subject to the conditions in the Schedule below.

Main Issues

2. The main issues are the effect of the proposed development on the character and appearance of the area and on the living conditions of the neighbours at 27 Clowes Avenue, with particular reference to the perception of overlooking and whether the building's additional height and bulk would be oppressive.

Reasons

Character and Appearance

3. Clowes Avenue is a post-war cul-de-sac and Nos 25-29 (odd) lie at its southern end and have dual aspect, their rear elevations looking over Southbourne Coast Road to the sea with distant views of The Needles to the east and the Purbeck hills to the west on a clear day. There is a range of house types in the Avenue but most are detached chalet bungalows, although several are akin to two storey houses in height, including the nearby Nos 23 and 32. No 29 and its immediate neighbours, No 27 to the east and 38 Southbourne Coast Road to the west, are all large chalet bungalows.
4. The proposal involves a small two storey extension to the front and western side, small first floor extension to the eastern side and the provision of two first floor balconies looking towards the sea with supporting balcony walls. But the main change is to the look and feel of the house because the proposals would change it from a 1970s chalet bungalow typical of those in the Avenue to a

dual pitched metal roofed contemporary style dwelling with full height ground and first floor windows on the principal north and south elevations. This would involve increasing the height of the roof by about 1.6m and increasing the overall bulk of the building.

5. However, the plot is easily large enough to accommodate the increase in the dwelling's volume and height whilst maintaining clear separation between its immediate neighbours. The clean contemporary remodelling of the property would improve the design of the dwelling. Whilst it may be different from many of the original houses in the Avenue it would actually improve the street scene, both from the front on Clowes Avenue where it would provide an attractive focal point at this end of the cul-de-sac and on the coast road where it would provide a higher standard of design. Its impact on the local street scene would certainly be comparable to, but no greater than, the contemporary-styled houses at 14 Rolls Drive and 7 Wick Lane cited by the appellant, which are quite acceptable in their context, as the appeal proposal would be.
6. For these reasons I conclude that there would be no harm to the character or appearance of the area. On the contrary, the proposed design would be an improvement to it.

Living Conditions of the Neighbours at No 27

7. No 29 is sited further south than No 27 and faces both roads at a different angle so that the windows in its southern-most section do not face any windows or the balconies of No 27. There would be three new first floor windows in the east elevation facing No 27 but the smaller bathroom and store windows which would face No 27's ground floor window would be obscure glazed. The larger ground and first floor windows would be at the southern end of this elevation, far enough south not to give rise to any significant actual or perceived overlooking of No 27's windows or balconies. There may be some minor overlooking or perceived overlooking of No 27's rear garden but no more than is common amongst neighbours in this suburban area, and the new first floor window would be comparable to the existing side window of the dormer in this respect anyway.
8. No 29's plot is easily wide enough to satisfactorily accommodate the additional bulk of the proposed remodelled house without being overbearing or oppressive to its immediate neighbours, including No 27. The height of the nearest part of the building's sloping roof would still be considerably below the height of No 27 and would continue to be separated by a substantial gap.
9. Consequently I conclude that there would be no harm to the living conditions of the neighbours at No 27.

Conditions and Conclusion

10. The Council has suggested three conditions additional to the standard commencement condition, two of which I consider to be necessary. A condition listing the approved drawings is also required in the interests of precision. The materials should be as shown on the application form in the interests of the character of the area. The windows facing the window in No 27's side elevation should be obscure glazed in order to prevent

overlooking but there is no need for the southern-most windows to be so for the above reason. Equally there is no need for a privacy screen to the nearest balcony to No 27 for the same reason.

11. Policy CS41 of the Bournemouth Local Plan (Core Strategy) requires all development to be well designed and enhance the character of the area as well as the amenities of neighbouring residents. For the above reasons the proposed development would meet these requirements.
12. I therefore conclude that the appeal should be allowed, subject to the conditions in the Schedule below.

Nick Fagan

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: Tony Holt Design drawings: 001, 002, 003, 004, 005 & 006 all dated 6 March 2017 and Block Plan dated May 2017.
- 3) The materials to be used on the external surfaces of the proposed development shall be as specified on the application form.
- 4) The proposed first floor windows to the store and WC in the east elevation of the building shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and fixed shut and shall be permanently retained as such.

End of Conditions