
Appeal Decision

Site visit made on 27 February 2018

by JP Roberts BSc(Hons) LLB(Hons) MRTPI

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

Decision date: 22nd March 2018

Appeal Ref: APP/G1250/D/17/3184070
118 Wick Lane, Bournemouth BH6 4LT

- 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 and Mrs Giles against the decision of Bournemouth Borough Council.
 - The application Ref 7-2017-8609-F, dated 24 April 2017, was refused by notice dated 19 July 2017.
 - The development proposed is to raise roof and new room in roof with balcony.
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Decision

1. The appeal is allowed and planning permission is granted to raise roof and new room in roof with balcony at 118 Wick Lane, Bournemouth BH6 4LT in accordance with the terms of the application, Ref 7-2017-8609-F, dated 24 April 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 983/1 & 983/2a
 - 3) Notwithstanding the details included on the application form, the materials and colours to be used in the construction of the external surfaces of the extension hereby permitted shall match the roof material & elevations to which the extension is to be added and such work shall be completed prior to occupation of the development granted by this permission.
 - 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows including roof lights shall be installed and no dormer windows shall be constructed.

Application for costs

2. An application for costs was made by Mr and Mrs Giles against Bournemouth Borough Council. This application is the subject of a separate Decision.

Main Issues

3. The main issues are:

- i) the effect of the proposal on the character and appearance of the surrounding residential area, and
- ii) the effect of the proposal on the living conditions of the occupiers of 120 Wick Lane, with particular regard to outlook and visual impact.

Reasons

Character and appearance

- 4. Wick Lane is a mainly residential road, lined with dwellings of diverse sizes and design. Along its length, there are two storey houses, chalet bungalows and single storey bungalows, several juxtaposed with dwellings of a contrasting height and design. The appeal site lies towards the end of Wick Lane, near a point where the road turns sharply to the south-west, before turning to a footpath just after the entrance to a mobile home park. From the point where the lane turns, there are dwellings only on the west side of the road, with the eastern side bordering onto the open countryside.
- 5. Along this stretch of Wick Lane, the dwellings are all bungalows with no rooms in the roofspace. Beyond the last bungalow on Wick Lane is a row of 4 bungalows which back onto the lane, accessed from Roscrea Drive, and these more or less continue the roof heights of the Wick Lane bungalows. This consistent roof height differs from the more varied character of Wick Lane to the north-west, and the lack of visual connection with this more disparate form of dwellings gives this stretch of road a more uniform character.
- 6. Whilst there is a 1½ storey dwelling on the opposite side of the road, on the outside of the sharp corner at 119 Wick Lane, it is seen more in the context of the line of dwellings which front the northern leg of the lane, rather than part of the group which includes the appeal site. Even so, it forms part of the mixed site context and lies within the visual envelope of the site. Moreover, views along this part of the road are affected by boundary fencing and planting, which limits the ability to see the bungalow roofs in a single vista. There is also a mobile home on higher ground to the south-west which has its roof ridge well above that of the bungalows, and whilst it is some distance away, it nevertheless adds to the variation in roof heights in the street scene.
- 7. The proposal would involve raising the walls of the bungalow and providing a higher roof along much of its length, stepping down towards the rear. The ridge height of the roof would be about 1.3m higher than the existing roof, which is roughly in line with those of its neighbours. A void created by the recessed balcony on the front elevation would reduce its bulk at upper floor level.
- 8. The Council's *Residential Extensions: A Design Guide for Householders*, at section 3.3, provides specific guidance on roof extensions, but does not refer in any detail to cases of raising the height of roofs. Of more relevance is the general guidance in section 2, which asks whether a proposal would spoil the proportions of the house or look out of place in the street.
- 9. Although I consider that the enlarged roof would be noticeable when seen from the street and the open land to the east, the limited increase in height would not make it especially prominent or discordant. Whilst the proposal would interrupt the run of lower roofs, I consider that this characteristic is neither distinctive enough, nor of especial importance in the street scene, to justify its

preservation. In these circumstances, a degree of variation as proposed would not harm either the street scene or the proportions of the dwelling.

10. I therefore conclude on this issue that the proposal would not materially harm the character and appearance of the surrounding residential area, or conflict with Bournemouth Core Strategy Policy CS41, which deals with quality design.

Living conditions

11. The application was amended to address a neighbour's concern about privacy, which resulted in the sides and roof of the balcony being enclosed, thereby increasing the bulk of the development. The neighbouring property at 120 Wick Lane has a front facing living room window which is sufficiently far forward in relation to the proposed extension so as to ensure that the enlarged roof would not appear as overbearing or oppressive. The enlarged dwelling would only be seen from a front door which opens out onto a porch that faces the side of the dwelling, and from the front garden, but such viewpoints are not as important as those from habitable rooms, and I consider that the impact of the proposal would not materially affect the occupiers' ability to enjoy their property. There are no other windows which would be affected by the proposed development.
12. I am therefore satisfied that the proposal would not materially harm the living conditions of the neighbour at 120 Wick Lane with particular regard to outlook and visual impact. Policy CS41, amongst other things, aims to enhance the amenities of future occupants and neighbouring residents, indicating that those proposals which would be detrimental to amenity will not be permitted. The proposal would enhance the appellants' living conditions and would not materially harm those of neighbours, and thus there would be no conflict with the policy.

Conditions

13. The Council has suggested a number of conditions which I have assessed in the light of national guidance. A condition to require the development to be carried out in accordance with the approved plans is needed to ensure certainty. A condition relating to materials is required in the interests of appearance. A condition restricting the insertion of additional windows and rooflights is justified in order to protect neighbours' living conditions.

Conclusion

14. For the reasons given above, I conclude that the appeal should be allowed.

JP Roberts

INSPECTOR