



Appeal Decision

Site visit made on 5 May 2019

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI
an Inspector appointed by the Secretary of State

Decision date: 11 July 2019

Appeal Ref: APP/Z0116/W/19/3222132
29 Hobhouse Close Henleaze Bristol BS9 4LZ

- 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 G. Eskell against the decision of Bristol City Council.
 - The application Ref 18/06126/F, dated 21 November 2018, was refused by notice dated 29 January 2019.
 - The development proposed is the erection of one 2-storey dwelling and associated works.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of one 2-storey dwelling and associated works at 29 Hobhouse Close Henleaze Bristol BS9 4LZ in accordance with the terms of the application, Ref:18/06126/F, dated 21 November 2018, subject to the 7 conditions appearing on the schedule appended.

Preliminary Matters

2. The appellant did not enter a description on the application form. I have used that appearing on the decision notice, with appropriate adjustments.
3. The appellant has indicated that the roof of No.29 could be extended as a hipped roof over the proposed dwelling as shown on a drawing included at section 3 of the statement of case. This change would address objections to the submitted roof design and given the limited extent of the change my acceptance of this amendment would not affect the rights of any party.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the Broadleys Avenue character area.

Reasons

Character and Appearance

5. The proposal extends an existing terrace block forming part of a neo-georgian housing development identified as the Broadleys Avenue estate. This is identified as a character area within the Council's supplementary planning document (SPD) the Henleaze Character Assessment. Hobhouse Close is an open-ended quadrangle of 4 terrace blocks overlooking a large semi-formal open space in the middle of this estate. The appeal site is a side-garden to the end of the terrace block adjacent to Broadleys Avenue.

6. The character of the area largely derives from the spacious estate layout and homogeneous architectural treatment ('neo-georgian'), characterised by a very limited range of house types in terrace blocks and larger detached properties.
7. Although each terrace block incorporates a repetitive-design of dwelling, the architectural form and appearance of the development is discerned at the scale of the terrace blocks rather than the individual dwellings therein. So although the width of the dwelling proposed would differ from the other properties, to my mind this would not be obtrusive where the architectural approach and detailing is wholly consistent, as the development intends.
8. The proposed roof form is, however, discordant, and although it would be seen only in certain viewpoints, as proposed it would unacceptably disrupt the visual integrity of the terrace block. The appellant has suggested an amendment to the roof design which does not materially change the nature or scale of the development, the detailing of which could be required by condition.
9. The character of the area rests not only in the fluid layout, but also in the semi-formality of the open space formed by the dwellings of Hobhouse Close. The proposal would be located on a side garden at the end of a terrace block and would not intrude or disrupt the sense of enclosure of the central space created by the terrace blocks of housing. Although the flank wall of the dwelling would directly abut the pavement, the positioning and proximity of other terrace blocks similarly 'squeeze' views and vistas along Broadleys Avenue. To my mind the proposal would not diminish the distinctive sense of place or the contribution to high quality urban design found in the form and layout of the existing development.
10. I conclude that the proposal would accord with the principles set out in Policy BCS21 of the Bristol Core Strategy (2011) (BCS) for positive contributions to urban design, and with Policies DM26, DM27, DM29 and DM30 of the Site Allocations and Development Management Policies Local Plan (2014)(SADM) which, taken together (amongst other things) require development to respect the local pattern and grain of development, reflect local characteristics and architectural styles, and also safeguard the amenity of the host property. The proposal would, therefore, accord with the development plan taken as a whole.

Other Matters

11. A number of interested parties raise concerns about parking. The proposal includes one off-road space and the area is not subject to a controlled parking scheme. Although my observations are necessarily a 'snapshot', and noting the information provided by the appellant, I am not persuaded from what I saw that the addition of one two-bedroom dwelling would cause 'parking stress' from a shortage of on-street parking in this relatively low-density suburban environment.

Conditions

12. The Council have suggested a number of conditions which I have considered and adjusted to meet the tests required by Planning Practice Guidance and the Framework. Conditions are necessary to ensure the development proceeds only on the basis approved which includes details of a variation to the roof design and other related architectural matters together with materials approval. To ensure the necessary visual integration I consider these materials

and details should be expressly approved rather than 'to match' as the Council suggest. Details of energy-saving measures/emission reduction are necessary as set out in BCS13 of the BCS; also of arrangements for bins and recycling to ensure proper management thereof and of sustainable drainage in order to deal with flood risk from climate change. Cycle storage is necessary to contribute to sustainable transport objectives. As the site is garden land, noting what has stated in section 6 of the planning application form, in the absence of evidence to the contrary a condition relating to ground contamination would not be necessary or appropriate.

Conclusion

13. The appeal is allowed.

Andrew Boughton

INSPECTOR

Schedule of 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: 157P/02 except in respect of the roof design there appearing.
- 3) Notwithstanding condition 2, no construction above ground level shall take place until details of all matters listed below have been submitted to and approved in writing by the local planning authority:
 - (i) design and detailing of roof construction as an extension of the existing roof of the host dwelling, including eaves/parapets,
 - (ii) external facing materials, architectural features and windows/doors,
 - (iii) photo-voltaic panel installation in accordance with the submitted energy strategy.

Development shall be carried out in accordance with the approved details.

- 4) The development shall be carried out in complete accordance with the Energy Strategy prepared by A&H Energy Rating Ltd. dated 10 August 2018 (ref. 020718 V3) and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 5) The development hereby approved shall not be occupied until the cycle parking provision shown on the approved plans has been completed, and thereafter, shall be kept free of obstruction and available for the parking of cycles only.
- 6) The development hereby approved shall not be occupied until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans.

- 7) No construction above ground level shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.