



Appeal Decision

Site visit made on 14 June 2019

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 August 2019

Appeal Ref: APP/Z0116/W/19/3224841

24 Dursley Road, Shirehampton, Bristol, BS11 9XB

- 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 Ms Ebony Ryan against the decision of Bristol City Council.
 - The application Ref 18/06250/F, dated 30 November 2018, was refused by notice dated 31 January 2019.
 - The development proposed is proposed new dwelling on Land Adjacent to No. 24 Dursley Road with parking and associated works.
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Decision

1. The appeal is allowed and planning permission is granted for a proposed new dwelling on land adjacent to No. 24 Dursley Road with parking and associated works at 24 Dursley Road, Shirehampton, Bristol, BS11 9XB in accordance with the terms of the application, Ref 18/06250/F, dated 30 November 2011, subject to the 6 conditions appearing on the schedule appended.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area with particular regard to streetscene.

Reasons

3. The appeal site is a side garden to a two-storey dwelling located on a corner plot within an area of housing dating from the early-mid twentieth century.
4. Policy DM21 of the Site Allocations and Development Management Policies Local Plan (2014) (DMPLP) is most important for the determination of this matter. It does not permit development of gardens if the proposal would result in harm to the character and appearance of an area and unless one of three criteria are met.
5. One such criteria is whether the location is appropriate for a higher density of development. It is not disputed that the appeal site has good access to public transport and a local centre within a reasonable walking distance and is a suitable location for additional development. There is also a suburban railway station close to the site. Both the host property and the proposed dwelling would have adequate outdoor amenity space.

Character and Appearance

6. The appeal site lies, on the corner of Coaley Road, within a row of several semi-detached housing pairs on the south side of Dursley Road each sitting

within plots of sufficient depth and width to allow off-road parking and front gardens of a reasonable size. There is a long terrace of earlier housing opposite which provides only a small foregarden area to each dwelling. This configuration changes further along Dursley Road and in the surrounding streets where both sides of the road are dominated by a mix of housing pairs and terrace blocks of post-war housing typically containing 4-6 dwellings.

7. The Council suggest that the host dwelling 'forms a building line between Dursley Road and Coaley Road'. However, the frontage alignment of the housing pairs on that (latter) short road extends to a point well beyond the flank wall of the host dwelling and would intersect the rear elevation of the proposed dwelling, approximately at the mid-point of the upper storey. Consequently, although the proposed dwelling would project beyond the extended building line in Coaley Road, the additional enclosure at the junction would be partial. From my observations, noting that the view up Coaley Road is terminated by the solid block of terraced housing on the north side of Dursley Road, I consider the junction would remain substantially open and the change would not be to a degree which would be obtrusive or harmful to the character of the area.
8. The Council suggest the insertion of a single detached dwelling would break up the rhythm of the housing pairs and the roof would contrast with the prevailing roof forms of the semi-detached dwellings. The dominant characteristic of the dwellings found in the locality¹ is, however, their consistency in overall appearance derived from the fenestration pattern, the regular eaves height, use of materials and the continuous alignment of frontages and foregardens. This consistency is carried not only by the semi-detached pairs but also with the terrace blocks found in both roads.
9. As is apparent with the existing detached dwelling found at the corner of Dursley Road with Hung Road which is adjacent to a terrace block of 4 dwellings, although the insertion of the proposed single dwelling would be apparent in the street scene as a variation of the pattern of development, it would not be obtrusive or visually disruptive.
10. Although the proposal would result in the loss of a boundary hedge, the area displays a wide variety of boundary treatments and an acceptable replacement can be delivered through a condition. Care has evidently been taken in the proposal to retain the visual character of the neighbouring dwellings. The appearance of the area would therefore be supported by consistency in the abovementioned aspects of built form. The varying size of the housing blocks and mix with housing pairs and their related gaps are, to my mind, perceived as modulations of a pattern of street development rather than as different elements within the street. On that basis the insertion of an appropriately designed single dwelling augments the existing development pattern rather than conflicting with it.
11. I therefore conclude the proposal would not harm the character and appearance of the area and, therefore, would not conflict with Policies DM21, DM26 and DM27 of the DMPLP or BCS21 of the Core Strategy 2011 which, taken together and amongst other things, seek to prevent development of garden land except in specified circumstances.

¹ Other than the older terraced dwellings on the north side of Dursley Road

12. Taking all matters raised into account, the development would accord with the development plan taken as a whole and, therefore, the appeal succeeds.

Conditions

13. The Council have suggested a number of conditions which I have considered and adjusted having regard to the tests of necessity and relevance. A 'plans' condition is appropriate in order to ensure the development proceeds in accordance with the basis of this decision. It is necessary to ensure off-road parking is available to occupiers to minimise need for on-street parking in the locality and secure bicycle storage will support sustainable transport objectives. Finally, a requirement to implement a scheme for boundary treatments and landscaping is appropriate to protect visual amenity.

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 shall be carried out in accordance with the approved plans reference: 'Drawing No:03', 'Drawing No:04', 'Drawing No:05' and 'Drawing No:06', and in accordance with the approved Energy Strategy received 6th December 2018.
- 3) The dwelling hereby permitted shall not be occupied until the cycle parking provision shown on 'Drawing No:06' has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only and retained for the lifetime of the development.
- 4) The dwelling hereby permitted shall not be occupied until the bin store shown on 'Drawing No:06' has been completed and retained for the lifetime of the development.
- 5) No development above ground level shall take place unless and until there has been submitted to, and approved in writing by, the local planning authority a scheme of hard and soft landscaping and boundary treatments. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner and hard landscaping and boundary treatments prior to the first occupation of the dwelling. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.
- 6) The dwelling hereby permitted shall not be occupied until space has been laid out within the site in accordance with 'Drawing no:03' for the parking spaces shown, and that space shall thereafter be kept available at all times for the parking of vehicles.