



Appeal Decision

Site visit made on 29 July 2019

by Rachael Pipkin, BA (Hons), MPhil, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16th August 2019

Appeal Ref: APP/Q1255/D/19/3229234

64 Elgin Road, Poole, BH14 8QX

- 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 J Flatt against the decision of Poole Council.
 - The application Ref: APP/19/00161/F dated 6 February 2019, was refused by notice dated 3 April 2019.
 - The development proposed is remove bungalow roof, construct additional storey to provide residential accommodation, convert loft space created.
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Decision

1. The appeal is allowed, and planning permission is granted to remove bungalow roof, construct additional storey to provide residential accommodation, convert loft space created at 64 Elgin Road, Poole, BH14 8QX in accordance with the terms of the application Ref: APP/19/00161/F dated 6 February 2019, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved plans: 05.64 500, 05.64 1250 and dwg.no.64 Elgin Road C dated 06.01.2019.
 - 3) The materials to be used for the external wall and roof shall be as detailed on the application form dated 6 February 2019.
 - 4) The extension hereby permitted shall not be occupied until the windows on both the east and west elevations at first and second floor shown on the approved plan have been glazed in glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. These windows shall be retained as such thereafter.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

3. Elgin Road is a residential street. The topography of the road means the houses on the south side of the street are set up slightly from the carriageway with short rear gardens and a steep bank forming part of Blake Hill beyond. Due to the slope of the road, there are no houses on the opposite side of the road along this stretch to Elgin Road. This side of the road is wooded with the rear gardens and properties fronting Potters Way beyond set lower down than the Elgin Road street level.
4. Properties along Elgin Road are detached and are in a variety of styles and designs including traditional bungalows, such as the appeal site, chalet bungalows and more substantial two-storey houses. Many properties appear to have been recently extended or replaced to create sizeable contemporary homes of single and two-storeys, some with additional accommodation at roof level.
5. Number 64 Elgin Road is a modestly sized bungalow. The proposed development would retain the existing footprint but extend the property to two-storeys with a pitched roof forming front gables, which would be staggered in height reducing towards the road frontage. The design of the property would be contemporary incorporating substantial glazing in the forwardmost elevation.
6. The contemporary appearance of the proposed development would be in keeping with other properties along Elgin Road. There is little consistency in ridge and eaves heights along this stretch of the road due to the range of designs, sizes and the relative positions of properties in relation to the slope of the road. While the rear part of the proposed development would be considerably higher than the existing house and with a higher ridge and eaves level than the two immediately adjacent properties at 62 and 70 Elgin Road, as the ridge and eaves steps down through the staggered design of the building it would become more consistent with their height towards the front of the property. Furthermore, other properties such as Numbers 60, 74 and 78 Elgin Road just beyond the appeal site have higher ridges and differing eaves heights to their neighbours. Within this context, the proposed development does not appear out of keeping.
7. I observed during my site visit that there are some considerably larger properties to the appeal proposal such as 50 Elgin Road, which are visually prominent within the street scene with accommodation at second floor within the roof space. While the appeal proposal incorporates similar roof space accommodation, the staggered design of the proposed development helps to reduce the overall bulk of the building. Furthermore, with the extended building occupying the same footprint as the existing, and in the context of surrounding development it would not appear overly large or out of proportion with the scale of other development. Indeed, it seems to me that in comparison with some nearby developments recently granted permission it would be quite modest.
8. I conclude that the proposed development would not harm the character and appearance of the surrounding area. It would therefore comply with Policy PP27 of the Poole Local Plan 2018 which, amongst other things, seeks a good standard of design that reflects local patterns of development.

Other Matter

9. I have had regard to the effect of the proposed development on the living conditions of properties fronting Potters way in terms of overlooking. The proposed development would have windows in the front elevation, which due to their elevated position in relation to Potters Way, could overlook the rear of these properties. The large trees on the opposite side of Elgin Way would provide some screening, although this would be less effective during winter months. However, even with this limited screening, the separation distance between the appeal property and those fronting Elgin Way is indicated to be over 40 metres which is a sufficient distance to ensure no harmful loss of privacy.

Conditions

10. The Council has proposed conditions should the appeal be allowed. I have considered these and imposed them where they meet the tests set out in Paragraph 55 of the Framework, amending where necessary for the sake of simplicity, clarity and precision.
11. A condition requiring that the development is carried out in accordance with the approved plans is necessary in the interests of certainty. I have imposed a condition controlling materials to ensure a satisfactory appearance of the development. A condition requiring obscured glazing and appropriate fixing to upper floor windows in the east and west elevations to prevent overlooking of neighbouring properties is necessary to protect the living conditions of these neighbours.

Conclusion

12. For the reasons set out above, the appeal is allowed.

Rachael Pipkin

Inspector