
Appeal Decision

Site visit made on 30 July 2019

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th August 2019

Appeal Ref: APP/G1250/D/19/3230842

8 Cellars Farm Road, Southbourne, Bournemouth, Dorset BH6 4DL

- 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 Mrs C Ferguson against the decision of Bournemouth Borough Council.
 - The application Ref 7-2019-15527-B, dated 28 January 2019, was refused by notice dated 20 March 2019.
 - The development proposed is described as '*Raising existing roof to create additional floor to dwelling*'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a chalet style dwelling with a narrow elevation to Cellars Farm Road and roof ridge running perpendicular to it. It sits centrally in a row of three similar properties but more widely within a road containing both two-storey and chalet style dwellings of various types, including many that have been altered over time with roof additions and loft conversions. Despite this variety, there is a predominance of hipped roof forms that combine with the smaller size of the chalet bungalows to provide a degree of uniformity to the scale and proportions of the buildings along each side of the road.
4. The appeal proposal would raise the form of the existing roof by around 2.2m. The overall height of the new ridge and side eaves would be of conventionally two-storey height, and comparable to other such properties in the street scene. The stepped increase in height between both neighbouring properties would not appear out of keeping within the street scene; simply being reflective of other similar relationships between neighbouring dwellings of different styles.

5. The existing building has a cropped gable to the front. Because of the diminutive proportions of No 8, this sits comfortably within the street scene. However, a similar style roof is proposed to the modified form of the appeal property. The result would be a building with a strong vertical emphasis to its appearance. I share the Council's view that the dwelling's front elevation would appear unmistakably three-storey, exaggerated by the large window opening and Juliet-balcony that is proposed within the apex of the truncated gable. This would be uncharacteristic in the street scene and would be accentuated further by the elevated position of the dwellings on this side of Cellars Farm Road due to the topography of the area.
6. I recognise that the National Planning Policy Framework does not seek to stifle individual design, but it equally seeks to ensure that new development either promotes or reinforces local distinctiveness. In my assessment the perceived vertical emphasis and three-storey scale of the front elevation would appear unsympathetic and incongruous within the otherwise more uniform scale and proportions of the buildings within the street scene. As such there would be conflict with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012) as, through its scale, character and appearance, the proposal would fail to respect the site and its surroundings.
7. During my visit I saw that in the wider area there are examples of dwellings that bear resemblance to the appeal proposal. These demonstrate that buildings of mixed sizes and designs can co-exist in the area without appearing uncomfortable within their setting. However, I saw no examples that compared with the specific circumstances of the appeal property or the immediate context within which it is set.
8. My attention has been drawn to a planning application for the redevelopment of 2 Cellars Farm Road with a block of nine flats (Ref 7-2019-1375). I have noted the scale of the new building, but the development remains a proposal and I have considered the appeal based on the circumstances that currently prevail along Cellars Farm Road.
9. I understand that additional space is required by the appellant to care for a dependent relative but, when weighed in the overall balance, this need does not outweigh the harm that I have identified from the specific nature of the proposal that is before me.

Conclusion

10. For the reasons given, I find that there would be harm to the character and appearance of the area. Accordingly, and having regard to all other matters raised, the appeal is dismissed.

John D Allan

INSPECTOR