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## Appeal Decision

Site visit made on 10 September 2019

**by M Harris BSc (Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 25 October 2019**

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**Appeal Ref: APP/Q1255/D/19/3233630**  
**17A Sancreed Road, Poole BH12 4DZ**

- 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 Ms June Edgar against the decision of Poole Council.
  - The application Ref APP/19/00507/F, dated 25 April 2019, was refused by notice dated 21 June 2019.
  - The development proposed is to remove existing extension currently being used as a kitchen, open up space to west side of property, create new open plan kitchen/diner in existing ground floor bedroom, raise the ridge height with new dormer window to create habitable accommodation in roof space for live-in carer.
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### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The appeal form and Council's questionnaire indicated that the proposal could be viewed entirely from the public highway. Following my site visit, the Council indicated that this was an error and that it would be beneficial for me to view the site from No 15 Sancreed Road although no request was made by the occupier for me to view from their property.
3. Notwithstanding this, I am satisfied that I have been able to view the site and assess the impact from both the plans and vantage points in the public highway; I have made my decision on that basis.

### Main Issues

4. The main issues are:
  - i. The effect on the character and appearance of the area with regard to scale, design and proximity to the highway; and
  - ii. The impact on the living conditions of the occupiers of 15 Sancreed Road with regard to the scale and position of the proposal and arrangement of windows.

### Reasons

#### *Character and appearance*

5. The appeal site is occupied by a single storey detached property sited in what was previously the rear garden of No 17 Sancreed Road. Access is gained from

Newlyn Way. The character of the wider area is typically residential, comprising of detached single storey bungalows, a number of which appear to have accommodation within the roof space, served by rooflights or dormer windows. A primary school fronts both Sancreed Road and Newlyn Way.

6. The existing building differs from the typical form of neighbouring dwellings. Firstly, it sits forward of the Newlyn Way building line, closer to the highway, although the front elevation does align with the side elevation of No 17 Sancreed Road. Secondly, the front elevation has a full width gable as opposed to the typical pattern of gables over bay windows. This feature, together with the narrow plan relative to neighbouring properties, sets the appeal site apart from other dwellings in the area.
7. The proposal seeks to increase the ridge height of the building to provide habitable space in the roof space. The existing side extension would be removed as part of a reconfiguration of the layout.
8. The proposed increase in height, together with the full width gable, would result in a building whose scale and design differs further still from those in the immediate surroundings. The changes would create a dwelling which would appear taller (notwithstanding whether it breaks the ridgeline of neighbours), and owing to the forward position in the plot, increase its prominence in the street scene still further. Whilst I acknowledge that the removal of the existing side extension would increase the space surrounding the building, in doing so the appearance of being tall and narrow would be exacerbated.
9. I acknowledge that the built environment has scope to accommodate differences, including in this instance sharing a building line with No 17 Sancreed Road, rather than Newlyn Way. The latter is in fact a relatively weak building line as it is formed of only two dwellings before being broken by the car park serving the primary school. Nonetheless, the existing building is prominent in the street scene and the proposed alterations would add to this in a negative way.
10. For these reasons, I conclude that the proposal would have a detrimental effect on the character and appearance of the area with regard to scale, design and proximity to the highway. The proposal conflicts with Policy PP27 of the Poole Local Plan (adopted 13 November 2018) (the Local Plan) insofar as it seeks to ensure design reflects or enhances local patterns of development together with the National Planning Policy Framework (the Framework), specifically section 12 on design.

#### *Living conditions*

11. The spatial arrangement of dwellings around the junction of Sancreed Road and Newlyn Way is such that there are a number of buildings in a relatively small area, the effect of which is multiple interactions between plots.
12. No 17A Sancreed Road sits tightly on its plot, in close proximity to the southern boundary which is shared with No 15 Sancreed Road. This is a detached bungalow with accommodation in the roof space (a dormer window is located on the southern elevation, looking away from the appeal site); it is typical of the local pattern and style of development. Whilst No 17A differs in detailed design and style, as a single storey dwelling it is comparable in some respects.

13. The proposal would introduce a taller (rear) elevation on the shared boundary together with a dormer window on the western side elevation. Both of these features would be visible from the rear of No 15 Sancreed Road.
14. The increased height immediately on the shared boundary would appear as overbearing and oppressive, exacerbated by the tight spatial arrangement. Additionally, whilst identified on the plans as obscure glazing, the presence of windows in the side dormer would give a perception of overlooking which, given the close proximity, would add to the sense of a loss of privacy and increased enclosure. I acknowledge that the presence of dormer windows is a particular local feature, however the potential impact differs on a case by case basis and in this instance, owing to the tight spatial arrangement, the impact would be unacceptable.
15. In light of this, I conclude that there would be a detrimental impact on the living conditions of the occupiers of No 15 Sancreed Road with regard to the scale and position of the proposal and arrangement of windows, contrary to Policy PP27 of the Local Plan which seeks to protect local residents from a loss of privacy and from overbearing development. The design also fails to accord with the design principles set out in section 12 of the Framework.

### **Other Matters**

16. The description of development refers to the development providing accommodation for a live-in carer. The evidence makes reference to paragraph 61 of the Framework insofar as it is concerned with ensuring that there is a suitable range of housing available to meet the needs of different groups in the community.
17. Whilst I acknowledge this aspect of the Framework, there is no detailed evidence before me in relation to specific care needs and as such there is nothing which would outweigh the harm found in relation to the Main Issues.
18. For the reasons set out above, the appeal is dismissed.

*M Harris*

INSPECTOR