



Appeal Decision

Site visit made on 22 October 2019 by Alex O'Doherty LLB(Hons) MSc

Decision by R C Kirby BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th December 2019

Appeal Ref: APP/P0119/W/19/3234580

32 Stanley Avenue, Filton, Bristol BS34 7NQ

- 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 Westlake against the decision of South Gloucestershire Council.
 - The application Ref PT18/6018/F, dated 4 December 2018, was refused by notice dated 15 February 2019.
 - The development proposed was originally described as, "erection of attached two bedroom house".
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposal on the character and appearance of the surrounding area.

Reasons for the Recommendation

4. The appeal site occupies a prominent corner plot at the junction of Stanley Avenue with Wallscourt Road. The area is residential in character with semi-detached dwellings and terraced properties being the predominant form of development, set behind a varied building line. Modest front gardens are a feature of the area, many of which are used for the parking of vehicles, as are side gardens on corner plots, which make an important contribution to the character and appearance of the area, providing visual relief from the otherwise built-up character.
5. The new dwelling would result in the development of the side garden of No 32, in close proximity to the boundary with Wallscourt Road. It would appear uncharacteristically cramped in the Wallscourt Road streetscene as a result, introducing a largely featureless, tall, blank elevation which would detract from the pleasant open characteristic of this side of the road leading up to the junction with Roycroft Road.

6. It is noted that the appellant has had regard to a design guide for the design of extensions, but the subservient design of this proposal, for a two bedroom house on a relatively small plot, would compound its appearance as an uncharacteristic addition in the street scene, particularly in views from Wallscourt Road and from Stanley Avenue within the vicinity of the site.
7. In conclusion I find that the proposal would have a harmful effect on the character and appearance of the surrounding area, in conflict with aims of Policies CS1, CS16 and CS17 of the South Gloucestershire Local Plan: Core Strategy 2006-2027 (adopted December 2013) and Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017, which collectively seek to ensure that the highest possible standards of design and site planning are achieved with the siting, scale, height of development respecting and enhancing the character and distinctiveness of the area.
8. In reaching this conclusion I acknowledge that the location of the appeal site, close to services and facilities is generally suitable for new residential development and that the proposal would make a contribution, albeit small, to the provision of housing in the locality. However, these matters do not outweigh the identified harm in this case or the conflict with the development plan and do not lead me to conclude differently.

Conclusion and Recommendation

9. Based on the above, and having regard to all matters raised, I recommend that the appeal should be dismissed.

Alex O'Doherty

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

RC Kirby

INSPECTOR