
Appeal Decision

Site visit made on 26 November 2019

by Nick Davies BSc(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th December 2019

Appeal Ref: APP/W1715/D/19/3234157

10 Western Road, Chandler's Ford SO53 5DA

- 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 & Mrs Al-rawai against the decision of Eastleigh Borough Council.
 - The application Ref H/19/85238, dated 15 March 2019, was refused by notice dated 22 May 2019.
 - The development proposed is remodelling of existing property with first floor roof extensions and internal alterations.
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Decision

1. The appeal is allowed and planning permission is granted for remodelling of existing property with first floor roof extensions and internal alterations at 10 Western Road, Chandler's Ford SO53 5DA in accordance with the terms of the application, Ref H/19/85238, dated 15 March 2019, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2018/01 Rev N; 2018/02 Rev B.
 - 3) Unless otherwise specified on the approved drawings, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Application for costs

2. An application for costs was made by Mr & Mrs Al-rawai against Eastleigh Borough Council. This application is the subject of a separate Decision.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the dwelling and the surrounding area.

Reasons

4. The appeal property is a bungalow with a fully hipped roof, set well back from the road and surrounded by a large garden. It is of quite distinctive design, being symmetrical, with curved metal-framed bay windows either side of a recessed arched doorway. There is a flat-roofed dormer, centrally located on the front roof slope, with a metal window of similar proportions to those in the

ground floor bays. Overall, it is a largely intact example of a period bungalow and therefore has some character.

5. The building is located in a residential area comprising a mixture of detached houses and bungalows of various ages and designs. The buildings are all set back from the road behind enclosed front gardens, giving the area a spacious, suburban character. This character is derived from the general layout and density of the development, rather than the design of the individual buildings. Although the appeal building has some period charm, its architectural style is not typical of the surrounding development.
6. Planning permission has already been granted¹ for remodelling of the bungalow, comprising an enlargement of the main roof, a large flat-roofed dormer at the rear, and three hipped roofed dormers on the front elevation. If implemented, the alterations would have a significant impact on the character of the building. The current proposals are broadly similar, but larger first floor windows are proposed in the rear extension, and the front dormers would be bigger and gabled. The central dormer would be smaller than the other two and the glazing would extend into the gable.
7. Being larger and gabled, rather than hipped, the dormers now proposed would have a little more presence in the street scene. However, they would be well away from the eaves and the ridge, so would not dominate the roof. They would also line up with the ground floor windows and door. In these respects, therefore, they would comply with the advice on roof extensions in the council's Quality Places Supplementary Planning Document (2011). Consequently, they would not give the bungalow a top-heavy appearance.
8. The proposed dormers would have a more contemporary appearance than is characteristic of the existing bungalow. However, the bungalow would be radically altered as a result of either the existing permission, or the current proposals. The submitted drawings suggest that the ground floor windows are to be replaced, and that the first-floor windows would be of matching proportions. Consequently, the resultant dwelling would have a cohesive appearance, albeit quite different to its original character.
9. There is a wide range of building styles and materials in the area, and I saw a variety of window designs. Dormer windows are a common feature in the locality. I am mindful that the appeal site occupies a prominent position at the end of Marlborough Road. However, when looking down this road from the north, the appeal site is seen in the context of dwellings that display a wide range of dormers and gables. Consequently, the resultant dwelling would sit comfortably alongside the various houses and bungalows in the area. As the proposal would be compatible with the character of adjacent properties, and would fit well into the overall street scene, it would accord with the advice in the Chandler's Ford and Hiltingbury Character Areas Supplementary Planning Document (2005).
10. I therefore conclude that the development would not harm the character and appearance of the dwelling or the surrounding area. As a result, it would comply with Policy 59.BE of the Eastleigh Borough Local Plan Review (2006), which seeks to ensure that development proposals take full account of the character and appearance of the locality and are appropriately designed. It

¹ Local Authority Reference H/18/83983

would also accord with the guidance in the Quality Places Supplementary Planning Document (2011) and the Chandler's Ford and Hiltingbury Character Areas Supplementary Planning Document (2005).

Conditions

11. In accordance with the legislation I have imposed a condition limiting the period within which the development must commence. I have also included a condition specifying the relevant plans, as this provides certainty. In order to ensure a satisfactory appearance, a condition is required to specify that the materials to be used in the development must match the existing building.

Conclusion

12. For the reasons given above, I conclude that the appeal should be allowed.

Nick Davies

INSPECTOR