



Appeal Decision

Site visit made on 27 January 2020 by Ben Phillips Bsc Msc

Decision by R C Kirby BA (Hons) DipTP MRTPI

An appointed by the Secretary of State

Decision date: 27 March 2020

Appeal Ref: APP/D0121/D/19/3240650

47 Bleadon Hill, Weston-Super-Mare, BS24 9JW

- 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 Edbrooke against the decision of North Somerset Council.
 - The application Ref 19/P/2078/FUH, dated 21 August 2019, was refused by notice dated 15 October 2019.
 - The development proposed is described as Proposed single storey extension to front.
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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 Issues

3. The main issue in this case is the effect of the proposed extension upon the character and appearance of the host property and surrounding area.

Reasons for Recommendation

4. I observed on my visit that Bleadon Hill is a pleasant residential road within the vicinity of the appeal site characterised by detached dwellings of varying scale and character, set back from the highway providing front gardens and/or front driveways.
5. The appeal property is sited on the corner of Bleadon Hill and Totterdown Lane in a prominent position, set forward of its neighbours on either side of Bleadon Hill. It has a simple traditional linear form facing the highway. The proposed front extension, whilst single storey, would be a substantial addition, and would alter the simple form of the host property, introducing a prominent gable feature on the front elevation, with a blank elevation facing the road. It would be an incongruous addition which would be out of keeping with the existing property.
6. Moreover, the extension would be highly visible in the streetscene, as a result of the siting of the host property set forward of its neighbours at either side. The proposal would take the built form of the host property uncharacteristically close to the highway which would detract from the pleasant spacious qualities of the area. The tall fence around the property would only provide limited

screening of the proposal and would not mitigate the incongruous nature of it in this location.

7. In light of the foregoing, I conclude that the proposal would be harmful to the character and appearance of the host property and the surrounding area, in conflict with Policy CS12 of the North Somerset Council Core Strategy and Policies DM32 and DM38 of the North Somerset Council Development Management Policies Sites and Policies Plan Part 1 which collectively require development to be of a high standard of design, respect the characteristics of the property and site and demonstrate a sensitivity to local character. There would also be conflict with the guidance contained within the Council's Supplementary Planning Document 'Residential Design Guide – Section 2 Appearance and character of house extensions and alterations' which, amongst other matters, requires extensions to be reflect the style of the house and not harm the character of the building or area. The proposal would also conflict with paragraph 127 of the National Planning Policy Framework which requires development, amongst other matters, to be sympathetic to local character, be visually attractive and add to the overall quality of an area.

Conclusion

8. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal is dismissed.

B Phillips

APPEAL PLANNING OFFICER

Inspector's Decision

9. 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