



Appeal Decision

Site visit made on 17 March 2020

by B Davies MSc FGS CGeol

an Inspector appointed by the Secretary of State

Decision date: 6 April 2020

Appeal Ref: APP/P0119/W/19/3243999

2 Hillview Road, Pucklechurch, Bristol, BS16 9RQ

- 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 Jerry Marsh against the decision of South Gloucestershire Council.
 - The application Ref P19/10611/F, dated 8 August 2019, was refused by notice dated 4 October 2019.
 - The development proposed is the erection of a single storey detached outbuilding to form garage, cycle store and workshop.
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Decision

1. The appeal is allowed and planning permission is granted for erection of a single storey detached outbuilding to form garage, cycle store and workshop at 2 Hillview Road, Pucklechurch, Bristol, BS16 9RQ, in accordance with the terms of the application Ref: P19/10611/F, dated 8 August 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following undated drawings: 'resubmitted plan P 19 2135 F scale 1:100' showing a plan view and side elevations; 'resubmitted floor layout for proposed garage rebuild scale 1:50'; 'resubmitted plan of garage rebuild scale 1:200'; and 'P 19 2135 F street elevations scale 1:100'.

Preliminary Matters

2. For the purpose of clarity, I have used the more concise description of the development from the refusal notice in the banner above, rather than that on the original planning application form.
3. The Council's reason for refusal makes reference to Core Strategy Policy CS16, which is concerned with the density of new housing. However, this policy does not appear to me to be directly relevant to the development proposed.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area.

Reasons

5. The development site is adjacent to an extended, semi-detached, two-storey dwelling and is currently a wide driveway, with a pre-fabricated garage to the rear and partially surrounded by hedging. The house is situated on a prominent corner plot at the entrance to a mid-twentieth century housing estate and faces a playing field and rolling, hedged fields. Access to the driveway is from non-classified, residential Castle Road, which appeared quiet at the time of the site visit. The side elevation of 'Mayfield' bungalow immediately behind the proposed development site is at a slightly lower elevation and windowless. A tree and hedging provide some screening between the two plots.
6. Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013) requires that in form, scale, height, massing, detailing and materials, development must respect and enhance the character of the site and its context. This proposal will enhance the site by replacing a dilapidated garage and has been designed to make the most of the space available. It is orientated in the same direction as the existing garage, but is slightly higher than the existing structure, 1 m wider and 2 m longer. The additional height will be partially offset by levelling of the plot to pavement level. It would therefore not be out of scale compared to the original structure or be overbearing on the host house or adjacent property. The use of a curved, sedum roof form and lack of significant fenestration on this side thoughtfully respects the countryside setting of the edge of the estate, in line with both Policy CS1 and Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted December 2017) ("PSP"), which require that proposals must respond to the characteristics that contribute to the distinctiveness of the locality.
7. In not prejudicing the amenity of neighbours, highway safety or leading to the loss of valuable amenity space, the proposals are also in line with Policy PSP38 of the PSP. I note that the Parish Council seek clarification on the impact of reducing the level of the front of the garage below the existing ground level with regard to parking. The plans show ground will be slightly lowered to pavement level and use an existing dropped curb. In flattening the site, parking should be made simpler and safer.
8. Overall, the proposed development accords with the development plan, read as a whole, including Policy CS4A, which sets out the presumption in favour of sustainable development.

Conditions

9. In addition to the standard commencement condition, a condition requiring accordance with the approved plans is necessary in the interests of local character and to provide certainty.

Conclusion

10. For these reasons, and having had regard to all other matters raised, the appeal is allowed.

B Davies

INSPECTOR