



Appeal Decision

Site visit made on 21 January 2020

by J Gibson BUEP MPIA

an Inspector appointed by the Secretary of State

Decision date: 9 April 2020

Appeal Ref: APP/W1715/W/19/3239281

Land adjacent 49 Westfield Road, Chandler's Ford, Eastleigh SO53 3GX

- 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 Miss Paige Dunning against the decision of Eastleigh Borough Council.
 - The application Ref F/19/85519, dated 14 April 2019, was refused by notice dated 20 September 2019.
 - The development proposed is for a new two storey 3 bed dwelling on land adjacent 49 Westfield Road.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The Council have indicated that the Eastleigh Borough Local Plan (2016-2036), referenced in their decision notice, is currently under examination and was submitted on 31 October 2018. No further details have been provided as to the status of the plan, with respect to any comments, objections or amendments required before it can be adopted. Accordingly, I can only afford limited weight to the policies under this Local Plan.

Main Issue

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

Reasons

4. The appeal site is located on the corner of Westfield Road and Falkland Road and is currently subject to a two storey semi-detached dwelling, and side extension, with a spacious side and rear garden area. Westfield Road is positively characterised by a cohesive pattern of semi-detached and terraced dwellings which generally have regular plot widths, balanced designs and comprise of consistent building materials.
5. The built form along Falkland Road is varied in comparison, with a greater mix of development types and heights, achieving a sense of openness and spaciousness along the street scene with development set well back from the road pavement. This spaciousness is particularly characteristic of the siting and layout of development at the junction of Falkland Road with Westfield Road and Cox Row.

6. The appeal proposal would introduce a detached dwelling to the side of 49 Westfield Road following the demolition of the existing side extension. Whilst the design and appearance would resemble the host dwelling, it would introduce an inconsistent built form which would harmfully conflict with the general pattern of development along Westfield Road. The siting and layout of the proposed detached dwelling on the appeal site would appear awkward and cramped due to the narrow frontage of the appeal site, and in contrast to the orderly character and appearance of development along Westfield Road.
7. The appeal site currently contributes positively towards the open characteristics of Falkland Road through the layout of the spacious side and rear garden area and siting of the existing dwelling and side extension. The proposed detached dwelling would consequently erode this positive feature by extending the built form along Westfield Road towards the boundary edge with Falkland Road. Consequently, the appeal proposal would appear prominent within the Falkland Road street scene harming the current levels of openness experienced, which would further emphasise the incongruous appearance of the proposed dwelling within the Westfield Road context.
8. While I note that the dwellings facing Leigh Road to the north immediately adjoins the boundary shared with Falkland Road, their visual and physical relationship appear separate from the appeal site and the wider context of Falkland Road. As such, I do not consider this existing built form to lessen the harm I have identified as a result of the appeal proposal. I have further considered the planning permission granted at 9 Westfield Road, of which works had not commenced at the time of my site visit. Whilst I note the similarities to the appeal proposal, the surrounding context of each site are different, particularly when considering the different junction designs and relationship with the surrounding built form. Notwithstanding this, each case is considered on its own merits which I have done with this appeal.
9. Accordingly, the proposed development would harm the character and appearance of the surrounding area. It would conflict with saved Policy 59.BE of the Eastleigh Borough Local Plan Review (adopted May 2006), Policy DM1 of the Submitted Eastleigh Borough Local Plan (submitted for examination October 2018), the Quality Places Supplementary Planning Document (SPD) (adopted November 2011), and Paragraph 127 of the National Planning Policy Framework (the Framework). These policies and guidance seek, amongst other things, to ensure that development is of a high quality design and does not have an unacceptable impact upon the character and appearance of the area

Other Matters

10. The Council have identified that the appeal site falls within the influence zone of a Special Protection Area (SPA) and Special Area of Conservation (SAC). However, as I am dismissing the appeal on the above reasoning it is not necessary to address this matter in any further detail.

Conclusion

11. For the reasons given above I conclude that the appeal should be dismissed.

J Gibson

INSPECTOR